BLOCK I LOTS 3 & 4 & PT OF
ABDN ALLEY PT OR 741/481
ORDINANCE # 95-17

VANLENNEP LORI & HECTOR
1625 HIGLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1120-000I-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2118 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	460,000
TOTAL MARKET VALUE	460,000
SOH/AGL Deduction	55,200
ASSESSED VALUE	404,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,800
TOTAL JUST VALUE	460,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	368,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0572			03/20/2026
2024-0642	INGROUND POOL	35,000	11/15/2024
2024-0572	SFR	700,844	10/25/2024
2024-0573	ACCESS BLDG 625 S	103,543	10/25/2024
2024-0016	DEMO	9,000	05/23/2024
20111767	H/AC	2,500	10/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2746/609	10/22/2024	WD	U	V	11	100
GRANTOR: ATLANTIC PROPERTIES L						
GRANTEE: VANLENNEP LORI & HE						
2633/1320	4/21/2023	QC	U	I	11	100
GRANTOR: HL3 PROPERTIES LLC						
GRANTEE: ATLANTIC PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		R-1	100.00	147.00	100.00	FF	1	1.15	1.00	1.15	4,000.00	4,600.00	460,000							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 0.00 Total Land Value: 460,000 Market: 0 Agricultural: 0 Common: 460,000 PRINTED 07/09/2026 BY SYS