LOT 3
IN OR 2210/1645
HIGHLAND DUNES PB 7/311

YEAGER LINDA J
1611 DADE STREET
FERNANDINA BEACH, FL 32031

2026

00-00-31-1375-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

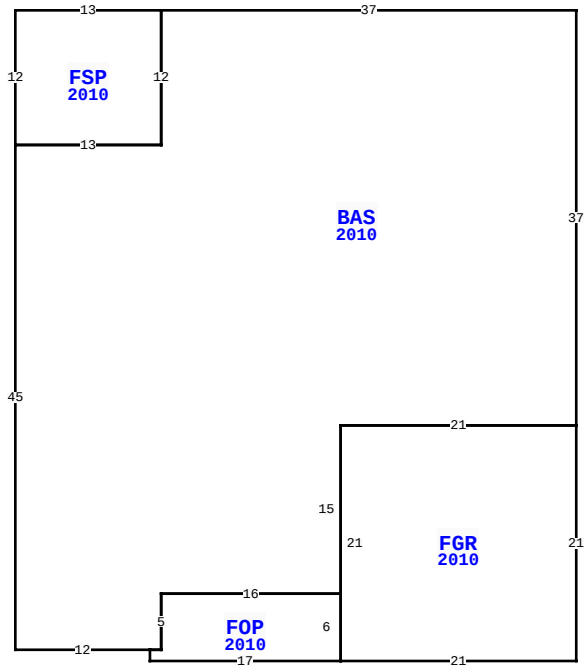
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2010	2,194	396,392
FGR	441	55	2010	243	43,903
FOP	97	30	2010	29	5,240
FSP	156	40	2010	62	11,202
TOTALS	2,888			2,528	456,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,528	117.0288	194.27	491,115	2010	2010	0	0	0	7.00	93.00

1 SFR CUST 100% - 2019 Heated Area: 2194 HX Base Yr 2019



1611 DADE ST, FERNANDINA BEACH

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		456,737
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		696,737
SOH/AGL Deduction		294,234
ASSESSED VALUE		402,503
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		296,092
TOTAL JUST VALUE		696,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111278	XFOB	2,450	08/02/2011
20101169	NEW CONSTR	4,000	07/19/2010
20100896	NEW CONSTR	217,000	06/02/2010
20100895	DEMOLITION	5,000	06/02/2010
20100897	REPAIR/RRF	5,000	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1645	7/18/2018	WD	Q	I	01	455,000
GRANTOR: JONES HOEL E & KAREN						
GRANTEE: YEAGER LINDA J						
1744/0070	6/15/2011	WD	Q	I	02	279,900
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: JONES HOEL E & KARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W37 FSP=[YR=2010] W13S12E13 N12$ S12W13S45 E12FOP=[YR=2010] S1 E17 FGR=[YR=2010] E21N21W21S21$ N6 W16S5W1$ E1N5E16N15E21N37$.

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	240,000.00	240,000.00	240,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS