

TEAHAN PAGE
1623 DADE ST
FERNANDINA BEACH, FL 32034-2658

00-00-31-1375-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 70
23 REINF CONC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
11 CLAY TILE 60
14 CARPET 40
03 CENTRAL 100
04 AIR DUCTED 100
03 MASONRY 100
1. 1. 100
0 100
00 NONE 100

04 Quality Level 04
0100 SINGLE FAMILY
MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,512117.1296194.44488,43320122012006.5093.50

1 SFR CUST100% - 2014Heated Area: 2199HX Base Yr 2014

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE456,685

TOTAL MARKET OB/XF VALUE13,514

TOTAL LAND VALUE - MARKET240,000

TOTAL MARKET VALUE710,199

SOH/AGL Deduction359,574

ASSESSED VALUE350,625

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE299,214

TOTAL JUST VALUE710,199

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE690,909

Sales Diagram

FOP 2012BAS 2012FGR 2012STR 2012

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / IRSN CD SALE PRICE

1908/12743/21/2014FJ U I 110

GRANTOR: CLERK OF COURT

GRANTEE: TEAHAN PAGE

1741/11145/27/2011WD Q V 0175,000

GRANTOR: HIGHLAND 35 LLC

GRANTEE: TEAHAN JANICE P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W37 FOP=[YR=2012] W13S12E13 N12\$ S12W13S45E12
FOP=[YR=2012] S1E1 STR=[YR=2012] S2E6N2W6\$ E16 FGR=[YR=2012]
E21N20W21S20\$ N7 W16S6W1\$ E1N6 E16N13E21N38\$.

EXTRA FEATURES

1623 DADE ST, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/04/2026MLU

LAND DESCRIPTION

TOTAL OB/XF13,514

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003R-10.000.001.00LT1.001.001.00240,000.00240,000.00240,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 240,000Market: 0Agricultural: 0Common: 240,000PRINTED 07/09/2026 BY SYS