LOT 11
HIGHLAND DUNES PB 7/311

BANKS KENNETH B & MARTHA G
1620 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1375-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

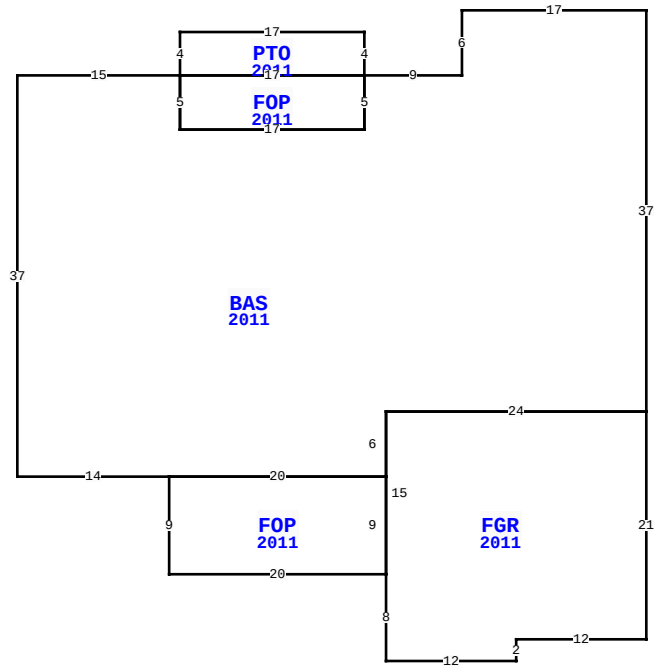
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1104.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100	2011	2,019	388,965
FGR	528	55	2011	290	55,869
FOP	85	30	2011	26	5,009
FOP	180	30	2011	54	10,403
PTO	68	5	2011	3	578
TOTALS	2,880			2,392	460,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,392	121.5249	201.73	482,538	2011	2015	0	0	0	4.50	95.50

1 SFR CUST 100% - 2024 Heated Area: 2019 HX Base Yr 2024



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

1620 HIGHLAND DUNES WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		460,824
TOTAL MARKET OB/XF VALUE		16,527
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		717,351
SOH/AGL Deduction		28,528
ASSESSED VALUE		688,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		637,412
TOTAL JUST VALUE		717,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120393	SCREEN ROOM	2,660	03/06/2012
20112018	VINYL FENCE	4,000	11/09/2011
20111383	NEW CONSTR	229,971	08/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1215	11/05/2020	WD	Q	I	01	525,000
GRANTOR: PALMER BRUCE R & STEL						
GRANTEE: BANKS KENNETH B & M						
2050/0218	5/31/2016	WD	Q	I	01	395,000
GRANTOR: SCOTT RICHARD H						
GRANTEE: PALMER BRUCE R & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17S6 W9 PTO=[YR=2011] N4W17 S4 FOP=[YR=2011] S5E17N5W17$ E17$S5 W17N5W15 S37E14 FOP=[YR=2011] S9E20 FGR=[YR=2011] S8 E12N2E12N21 W24S15$ N9W20$ E20 N6E24N37$.

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
1	0920	CWALL-WD/M	0	100	0	0	103.00	LF	390.00	390.00	100	2011	2011	3	40	16,068	
6	0910	SCRN RM L	0	100	4	17	68.00	SF	15.00	15.00	100	2012	2012	3	45	459	

LAND DESCRIPTION

TOTAL OB/XF 16,527

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