

NADEAU ROGER W
1608 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												STANDARD		
Exterior Wall	10	ABOVE AVG 100		0500	01	2,172	120.8046	200.54	435,573	2015	2015	0	0	0	4.50	95.50	VALUATION BY												TAX DIST:		
Roof Structur	08	IRREGULAR 100		1 SFR CUST 0% - 0 Heated Area: 1820 HX Base Yr													BUILDING MARKET VALUE										415,972				
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE										0				
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET										240,000				
Interior Floo	12	HARDWOOD 70															TOTAL MARKET VALUE										655,972				
Interior Floo	11	CLAY TILE 30															SOH/AGL Deduction										56,154				
Air Condition	03	CENTRAL 100															ASSESSED VALUE										599,818				
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE										0				
Bedrooms		3 100															BASE TAXABLE VALUE										599,818				
Bathrooms		2 100															TOTAL JUST VALUE										655,972				
Bathrooms Frame	02	WOOD FRAME 100															NCON VALUE										0				
Stories		1. 1. 100															INCOME VALUE														
Units		0 100																													