LOT 15
HIGHLAND DUNES PB 7/311

MARMESH ROBERT ANTHONY & TINA MARIE
6 PADDOCK CIR
TEQUESTA, FL 33469

2026

00-00-31-1375-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

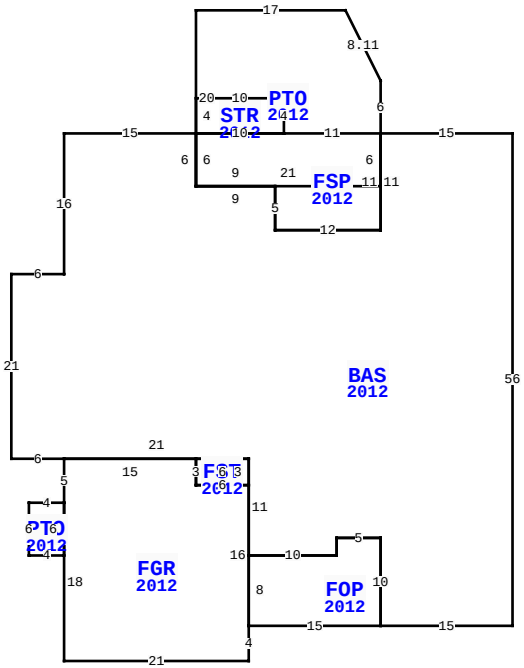
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,267	100	2012	2,267	410,065
FGR	465	55	2012	256	46,306
FOP	130	30	2012	39	7,055
FSP	186	40	2012	74	13,386
FST	18	55	2012	10	1,809
PTO	24	5	2012	1	180
PTO	404	5	2012	20	3,618
STR	40	10	2012	4	724
TOTALS	3,534			2,671	483,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,671	115.9200	192.43	513,981	2012	2012	0	0	0	6.00	94.00

1 SFR CUST 0% - 2025 Heated Area: 2267 HX Base Yr



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

1602 HIGHLAND DUNES WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	483,142
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	723,142
SOH/AGL Deduction	0
ASSESSED VALUE	723,142
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	723,142
TOTAL JUST VALUE	723,142
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	703,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120209	NEW CONSTR	229,971	02/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2751/1842	11/21/2024	WD	Q	I	01	875,000
GRANTOR: GREEN HARRY C III & L						
GRANTEE: MARMESH ROBERT ANTH						
1738/1689	5/17/2011	WD	Q	V	02	85,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: GREEN HARRY C III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 PTO=[YR=2012] N6 U8 L4 W17 S20E21N6$
FSP=[YR=2012] W11 STR=[YR=2012] N4W10S4E10$ W10S6E9S5 E12N11$
S11W12N5W9N6 W15S16W6 S21E6 FGR=[YR=2012] S5 PTO=[YR=2012]
W4S6 E4N6$ S18 E21N4 FOP=[YR=2012] E15N10 W5S2W10S8$ N16
FST=[YR=2012] N3W6S3 E6$ W6N3W15$ E21 S11E10N2E5 S10E15 N56$.

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	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