LOT 18
HIGHLAND DUNES PB 7/311

POOLE FAMILY TRUST/POOLE HARRISON W TRUSTEE
1603 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1375-0018-0000**

## BUILDING CHARACTERISTICS

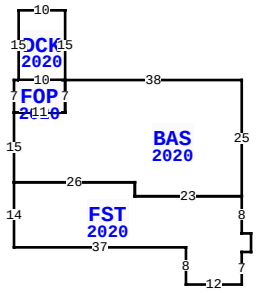
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 16 | WD FR STUC 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | |

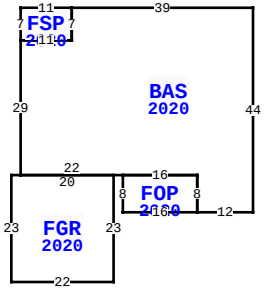
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,070 | 100 | 2020 | 1,070 | 179,751 |
| BAS | 1,819 | 100 | 2020 | 1,819 | 305,576 |
| DCK | 150 | 10 | 2020 | 15 | 2,520 |
| FGR | 506 | 55 | 2020 | 278 | 46,701 |
| FOP | 77 | 30 | 2020 | 23 | 3,864 |
| FOP | 128 | 30 | 2020 | 38 | 6,383 |
| FSP | 77 | 40 | 2020 | 31 | 5,208 |
| FST | 721 | 55 | 2020 | 397 | 66,693 |
| TOTALS | 4,548 | | | 3,671 | 616,696 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 3,671 | 103.4775 | 171.77 | 630,568 | 2020 | 2020 | 0 | 0 | 0 | 2.20 | 97.80 |

1 SFR CUST 100% - 2021 Heated Area: 2889 HX Base Yr 2021




1603 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 616,696 |
| TOTAL MARKET OB/XF VALUE | | 5,312 |
| TOTAL LAND VALUE - MARKET | | 240,000 |
| TOTAL MARKET VALUE | | 862,008 |
| SOH/AGL Deduction | | 353,475 |
| ASSESSED VALUE | | 508,533 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 457,122 |
| TOTAL JUST VALUE | | 862,008 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 839,254 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190082 | NEW CONSTR | 0 | 03/26/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2434/0330 | 1/19/2021 | WD | U | I | 11 | 100 |
| GRANTOR: POOLE HARRISON W & DE | | | | | | |
| GRANTEE: POOLE FAMILY TRUST | | | | | | |
| 2427/1288 | 1/19/2021 | WD | U | I | 11 | 100 |
| GRANTOR: POOLE HARRISON W & DE | | | | | | |
| GRANTEE: POOLE FAMILY TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W39 FSP=[YR=2020] W11 S7 E11 N7 $ S7 W11 S29 FGR=[YR=2020] W2 S23 E22 N23W20$E22 FOP=[YR=2020] S8 E16 N8 W16 $ E16 S8 E12 N44 $ PTR= N30 FST=[YR=2020] N14 BAS=[YR=2020] N15 FOP=[YR=2020] N7 E1 DCK=[YR=2020] N15 E10 S15 W10 $ E10 S7 W11 $ E11 N7 E38 S25 W23 N3 W26 $ E26 S3 E23 S8 E2 S4 W2 S7 W12 N8 W37 $ S30 $.

## EXTRA FEATURES

| L N | 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2020 | 2020 | 3 | 98 | 3,430 | |
| 3 | 1125 | CB/STC 6" | 0 | 100 | 0 | 0 | 264.00 | SF | 7.35 | 7.35 | 100 | 2020 | 2020 | 3 | 97 | 1,882 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,312

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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