LOT 19
HIGHLAND DUNES PB 7/311

RACHELS MATTHEW M & JEAN A
4579 E KINGS POINT CIR
DUNWOODY, GA 30338

2026

00-00-31-1375-0019-0000

BUILDING CHARACTERISTICS

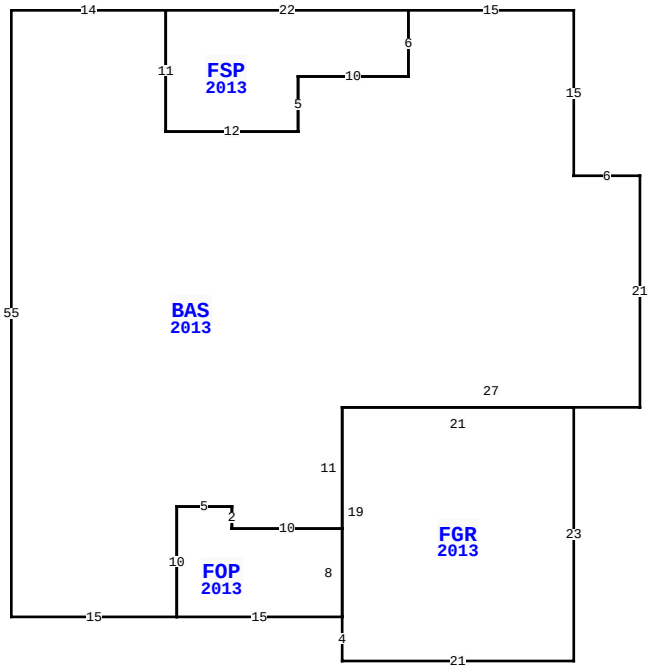
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,210	100	2013	2,210	411,654
FGR	483	55	2013	266	49,547
FOP	130	30	2013	39	7,264
FSP	192	40	2013	77	14,342
TOTALS	3,015			2,592	482,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,592	118.7424	197.11	510,909	2013	2013	0	0	0	5.50	94.50

1 SFR CUST 0% - 0 Heated Area: 2210 HX Base Yr



1605 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	482,809
TOTAL MARKET OB/XF VALUE	28,470
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	751,279
SOH/AGL Deduction	81,217
ASSESSED VALUE	670,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	670,062
TOTAL JUST VALUE	751,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	735,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122414	NEW CONSTR	228,790	12/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/1266	12/09/2019	WD	Q	I	02	455,000
GRANTOR: HART GORDON L JR REVO						
GRANTEE: RACHELS MATTHEW M &						
1885/0594	10/17/2013	QC	U	I	11	100
GRANTOR: HART GORDON L JR & RO						
GRANTEE: HART GORDON L JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W6 N15 W15 FSP=[YR=2013] W22 S11 E12 N5 E10 N6$ S6 W10 S5 W12 N11 W14 S55 E15 FOP=[YR=2013] E15 FGR=[YR=2013] S4 E21 N23 W21 S19 $ N8 W10 N2 W5 S10$ N10 E5 S2 E10 N11 E27 N21$.

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
2	0920	CWALL-WD/M	0	0	0	0	146.00	LF	390.00	390.00	100	2013	2013	3	50	28,470	

LAND DESCRIPTION

TOTAL OB/XF 28,470

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