LOT 22
IN OR 2042/414
HIGHLAND DUNES PB 7/311

KENNY JOSEPH M II & REBECCA ANNE
1611 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1375-0022-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

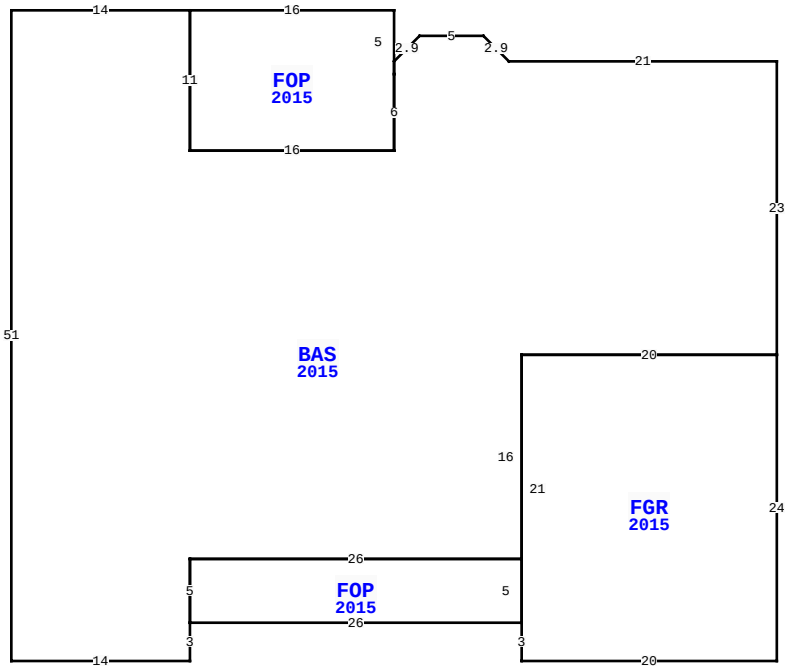
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1104.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2015	2,090	383,561
FGR	480	55	2015	264	48,450
FOP	130	30	2015	39	7,158
FOP	176	30	2015	53	9,727
TOTALS	2,876			2,446	448,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,446	115.7625	192.17	470,048	2015	2015	0	0	0	4.50	95.50

1 SFR CUST 100% - 2017 Heated Area: 2090 HX Base Yr 2017



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

1611 HIGHLAND DUNES WAY, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		448,896
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		688,896
SOH/AGL Deduction		318,371
ASSESSED VALUE		370,525
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,114
TOTAL JUST VALUE		688,896
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		669,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142265	H/AC	3,000	10/21/2014
20141770	NEW CONSTR	228,300	08/12/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2042/0414	4/22/2016	WD	Q	I	01	372,500
GRANTOR: LYERLY JEAN B TOWERS						
GRANTEE: KENNY JOSEPH MICHAE						
2042/0383	3/31/2016	FJ	U	I	11	0
GRANTOR: TOWERS CHARLES DAUGHT						
GRANTEE: RAGSDALE SARAH TOWE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W21 U2 L2 W5 D2 L2 S1 FOP=[YR=2015] N5 W16 S11 E16 N6$ S6 W16 N11 W14 S51 E14 N3 FOP=[YR=2015] E26 FGR=[YR=2015] S3 E20 N24 W20 S21$ N5 W26 S5$ N5 E26 N16 E20 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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