LOT 28
HIGHLAND DUNES PB 7/311

CRUZ GEORGE F
2001 NW 27 ST
MIAMI, FL 33142

2026

00-00-31-1375-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

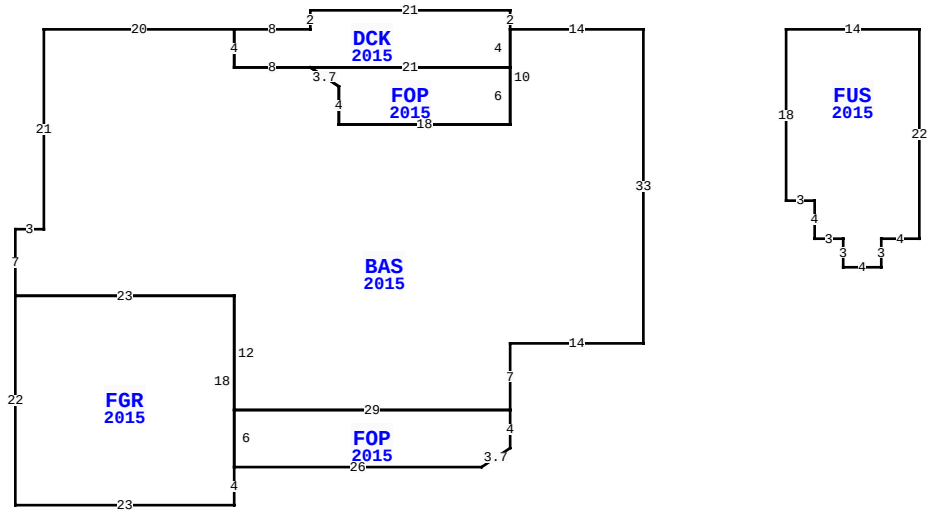
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,976	100	2015	1,976	361,546
DCK	158	10	2015	16	2,927
FGR	506	55	2015	278	50,865
FOP	111	30	2015	33	6,038
FOP	171	30	2015	51	9,331
FUS	308	100	2015	308	56,355
TOTALS	3,230			2,662	487,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,662	115.4160	191.59	510,013	2015	2015	0	0	0	4.50	95.50

1 SFR CUST 0% - 2026 Heated Area: 2284 HX Base Yr



1702 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	487,062
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	727,062
SOH/AGL Deduction	0
ASSESSED VALUE	727,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	727,062
TOTAL JUST VALUE	727,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	709,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142575	CO ISSUED	0	02/19/2016
20142575	NEW CONSTR	253,566	12/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1181	5/16/2025	WD	Q	I	02	840,000
GRANTOR: BOWEN MICHAEL D						
GRANTEE: CRUZ GEORGE F						
2508/0256	10/25/2021	WD	Q	I	01	580,000
GRANTOR: MICHAELIS JACOB J & E						
GRANTEE: BOWEN MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 DCK=[YR=2015] N2 W21 S2 W8 S4 E8 FOP=[YR=2015] D2 R3 S4 E18 N6 W21$ E21 N4$ S10 W18 N4 U2 L3 W8 N4 W20 S21 W3 S7 FGR=[YR=2015] S22 E23 N4 FOP=[YR=2015] E26 U2 R3 N4 W29 S6$ N18 W23$ E23 S12 E29 N7 E14 N33$ PTR=E15 FUS=[YR=2015] E14 S22 W4 S3 W4 N3 W3 N4 W3 N18$ W15$.

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	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