LOT 29
HIGHLAND DUNES PB 7/311

BOWEN MICHAEL D & ANNE H
1704 HIGHLAND DUNES CT
FERNANDINA BEACH, FL 32034-2459

2026

00-00-31-1375-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

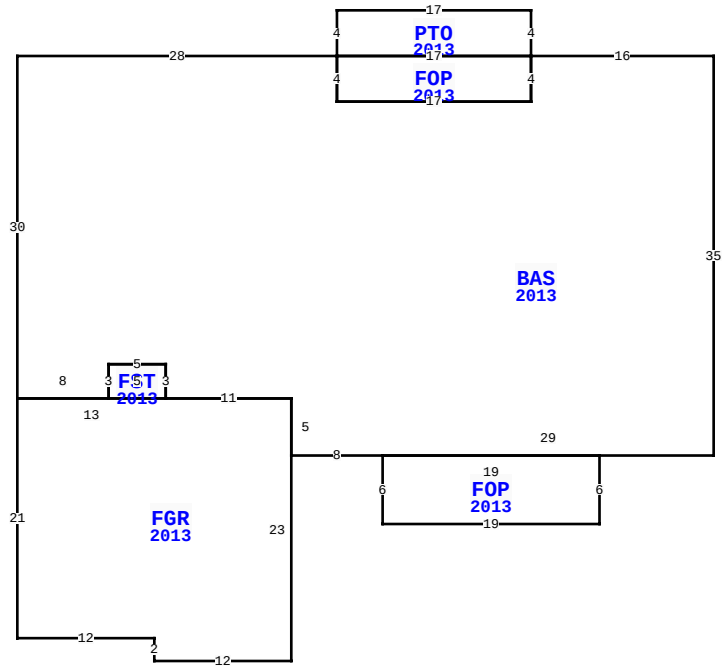
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,932	100	2013	1,932	376,102
FGR	528	55	2013	290	56,454
FOP	68	30	2013	20	3,893
FOP	114	30	2013	34	6,619
FST	15	55	2013	8	1,557
PTO	68	5	2013	3	584
TOTALS	2,725			2,287	445,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,287	124.0974	206.00	471,122	2013	2013	0	0	0	5.50	94.50

1 SFR CUST 100% - 2026 Heated Area: 1932 HX Base Yr 2026



1704 HIGHLAND DUNES CT, 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		445,210
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		685,210
SOH/AGL Deduction		0
ASSESSED VALUE		685,210
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		633,799
TOTAL JUST VALUE		685,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131335	VINYLFNC	0	06/12/2013
20130224	NEW CONSTR	0	01/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/0525	5/08/2020	WD	Q	I	01	450,000
GRANTOR: THE RESIDUAL TRUST						
GRANTEE: BOWEN MICHAEL D & A						
2109/0068	3/16/2017	WD	U	I	11	100
GRANTOR: SOUTNER ROBERT & MICH						
GRANTEE: SOUTNER MICHELE L T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 PTO=[YR=2013] N4 W17 S4 FOP=[YR=2013] S4 E17 N4 W17$ E17 $ S4 W17 N4 W28 S30 FGR=[YR=2013] S21 E12 S2 E12 N23 W11 FST=[YR=2013] N3 W5 S3 E5$ W13$ E8 N3 E5 S3 E11 S5 E8 FOP=[YR=2013] S6 E19 N6 W19$ E29 N35$.

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	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