LOT 35
HIGHLAND DUNES PB 7/311

LONG RAY A JR & SALLI A
1623 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1375-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

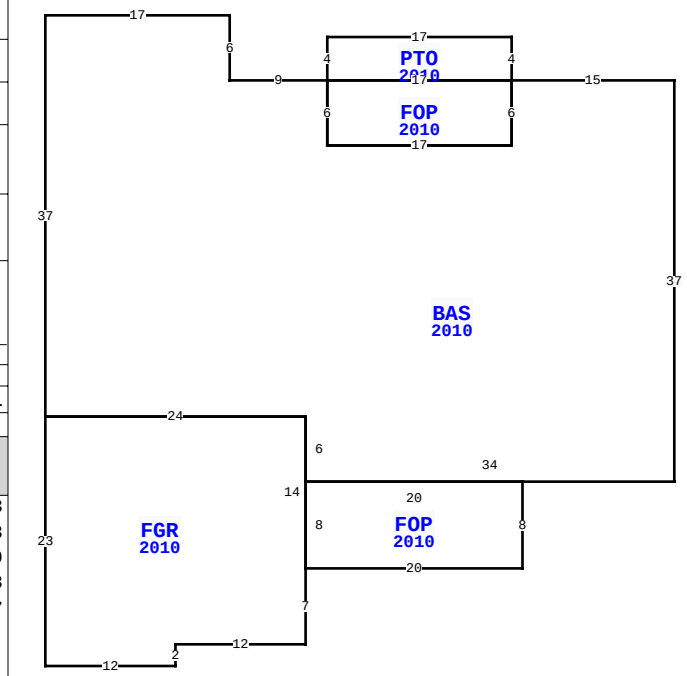
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,002	100	2010	2,002	357,793
FGR	528	55	2010	290	51,828
FOP	102	30	2010	31	5,540
FOP	160	30	2010	48	8,578
PTO	68	5	2010	3	537
TOTALS	2,860			2,374	424,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,374	115.7625	192.17	456,212	2010	2010	0	0	0	7.00	93.00

1 SFR CUST 100% - 2026 Heated Area: 2002 HX Base Yr 2026



BLD DATE	04/08/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

1623 HIGHLAND DUNES WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		424,277
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		667,497
SOH/AGL Deduction		181,084
ASSESSED VALUE		486,413
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		435,002
TOTAL JUST VALUE		667,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100782	NEW CONSTR	0	04/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/816	4/02/2025	WD	Q	I	02	780,000
GRANTOR: LAWHORNE ARCHIE R & P						
GRANTEE: LONG RAY A JR & SAL						
2710/926	4/29/2024	WD	U	I	11	100
GRANTOR: LAWHORNE RICHMOND A						
GRANTEE: LARHORNE ARCHIE R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 PTO=[YR=2010] N4 W17S4 FOP=[YR=2010] S6 E17N6W17$ E17$ S6 W17N6W9N6 W17 S37 FGR=[YR=2010] S23 E12N2E12N7 FOP=[YR=2010] E20 N8W20S8 $ N14W24$ E24 S6E34N37$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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