



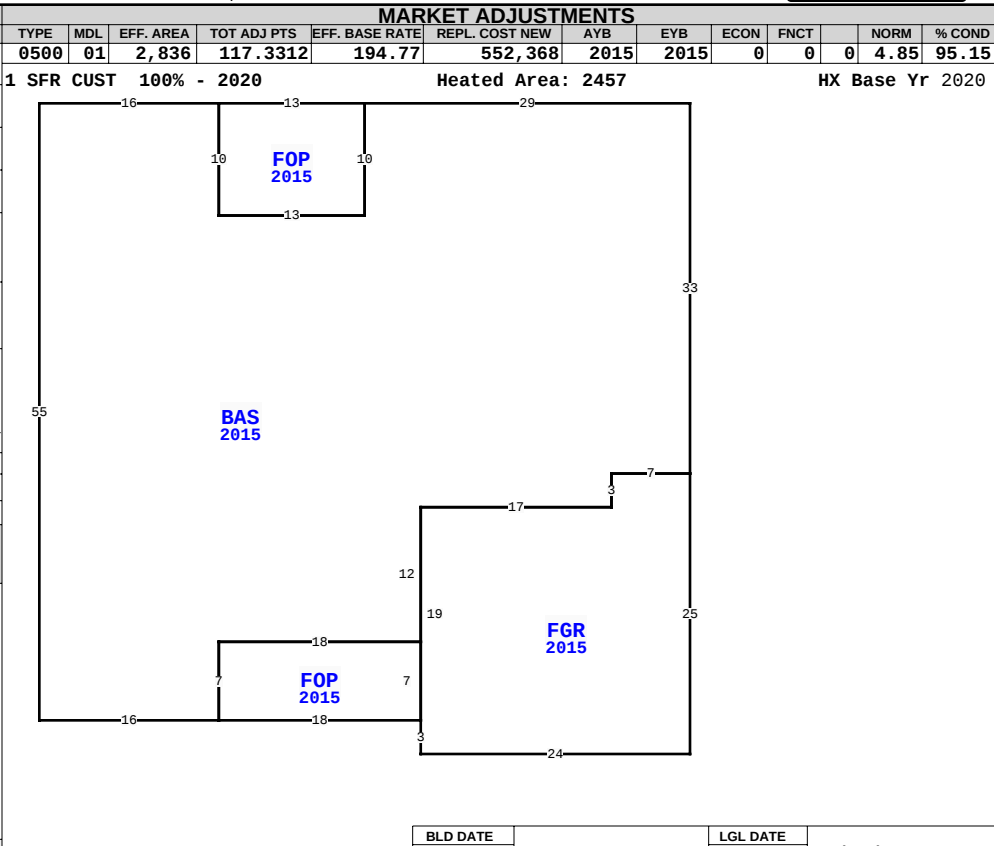
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,457	100	2015	2,457	455,340
FGR	549	55	2015	302	55,968
FOP	126	30	2015	38	7,042
FOP	130	30	2015	39	7,228
TOTALS	3,262			2,836	525,578

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
4	0911	SCRN RM A	0	100	0	0	630.00	SF	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	



1614 HIGHLAND DUNES WAY, FERNANDINA BEACH, FL 32034	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		525,578	
TOTAL MARKET OB/XF VALUE		51,804	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		817,382	
SOH/AGL Deduction		301,856	
ASSESSED VALUE		515,526	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		464,115	
TOTAL JUST VALUE		817,382	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		777,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152391	SWIM POOL	32,000	10/14/2015
20152356	SCRNENCL	6,000	10/09/2015
20152281	CO ISSUED	0	06/19/2015
20142281	NEW CONSTR	286,974	10/24/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2309/1352	9/30/2019	WD	Q	I	01
					SALE PRICE
					545,000
GRANTOR: MUELLER MATTHEW R & R					
GRANTEE: HELLER CHRISTOPHER					
1993/1030	7/22/2015	WD	Q	I	01
					419,900
GRANTOR: MAGNOLIA HOMES INC					
GRANTEE: MUELLER MATTHEW RIC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W29 FOP=[YR=2015] W13 S10 E13 N10\$ S10 W13 N10 W16 S55 E16 FOP=[YR=2015] E18 FGR=[YR=2015] S3 E24 N25 W7 S3 W17 S19\$ N7 W18 S7\$ N7 E18 N12 E17 N3 E7 N33\$.											