BLOCK 146 S1/2 OF LOT 1
CITY OF FDNA BEACH

GARBER JOSEPH Q & KRISTI D
1618 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0146-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

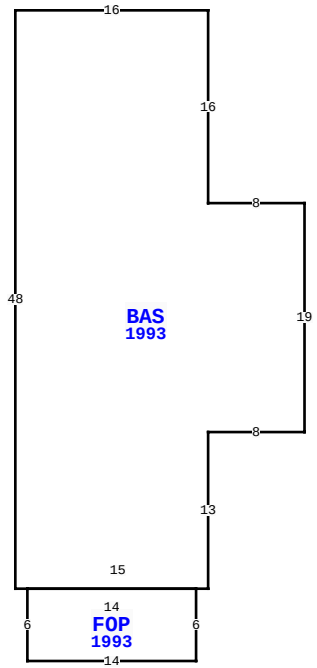
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	168,006
FOP	84	30	1993	25	4,566
TOTALS	1,004			945	172,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	945	137.5704	191.22	180,703	1940	2015	0	0	0	4.50	95.50

1 SNGL FAM 0% - 2023 Heated Area: 920 HX Base Yr



606 S 9TH ST, FERNANDINA BEACH

BLD DATE	02/04/2015	KK	LGL DATE		
XF DATE			LAND DATE	04/15/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,571
TOTAL MARKET OB/XF VALUE	134
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	297,705
SOH/AGL Deduction	0
ASSESSED VALUE	297,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,705
TOTAL JUST VALUE	297,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180269	CO ISSUED	0	03/13/2018
20180340	BATH/KIT	0	01/30/2018
20052981	ADDITION	1,000	11/09/2005
990166	REMODEL	13,000	04/01/1999
7363	REPAIR/RRF	2,000	10/13/1992
2570	REPAIR/RRF	600	11/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0123	3/08/2022	WD	Q	I	01	340,000
GRANTOR: HARGROVE TRAVIS S						
GRANTEE: GARBER JOSEPH Q & K						
2192/1457	4/27/2018	WD	Q	I	01	215,000
GRANTOR: IRON HORSE REALTY LLC						
GRANTEE: HARGROVE TRAVIS S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S48 E1 FOP=[YR=1993] S6 E14 N6 W14$ E15 N13 E8 N19 W8 N16$.

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	1243	WD DECK F	0	0	4	3	12.00	SF	8.00	8.00	100	2017	2017	3	70	67	
2	1243	WD DECK F	0	0	4	3	12.00	SF	8.00	8.00	100	2017	2017	3	70	67	

LAND DESCRIPTION

TOTAL OB/XF 134

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	0	0006	MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS