

LOT 22
IN OR 2042/414
HIGHLAND DUNES PB 7/311

KENNY JOSEPH M II & REBECCA ANNE
1611 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0022-0000



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 70		
Interior Floo	14	CARPET 30		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	334,423
FGR	480	55	264	42,243
FOP	130	30	39	6,240
FOP	176	30	53	8,481
TOTALS	2,876		2,446	391,387

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,446	115.7625	164.96	403,492	2015	2015	0	0	3.00	97.00

1 SFR CUST - 100% - 2017 Heated Area: 2090 HX Base Yr 2017

The site map illustrates the layout of a property with three distinct areas labeled in blue: FOP 2015, BAS 2015, and FGR 2015. The FOP 2015 area is a small rectangle in the upper left. The BAS 2015 area is a large rectangle in the center. The FGR 2015 area is a large rectangle in the lower right. Dimensions are provided for various sections of the property, including a large 51-foot section on the left, a 14-foot section at the top left, a 16-foot section at the top right, a 23-foot section on the right, a 20-foot section at the bottom right, a 26-foot section at the bottom, a 5-foot section on the left, a 3-foot section at the bottom left, a 14-foot section at the bottom left, a 26-foot section at the bottom, a 5-foot section on the right, a 3-foot section at the bottom right, a 20-foot section at the bottom right, a 21-foot section on the right, a 16-foot section on the right, a 20-foot section at the top right, a 21-foot section at the top right, a 2.9-foot section at the top right, a 5-foot section at the top right, a 2.9-foot section at the top right, a 6-foot section at the top right, a 11-foot section at the top right, and a 14-foot section at the top right.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	