

LOT 38
IN OR 1994/1017
HIGHLAND DUNES PB 7/311

STEGER BRETT L & AMANDA N
1612 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-1375-0038-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	10	ABOVE AVG 100	0500	01	2,374	119.8785	170.83	405,550	2010	2010	0	0	5.50	94.50															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2016													Heated Area: 2002													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 50																											
Interior Floo	15	HARDTILE 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	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,002	100	2,002	323,192																									
FGR	528	55	290	46,816																									
FOP	102	30	31	5,005																									
FOP	160	30	48	7,749																									
PTO	51	5	3	484																									
TOTALS			2,843	2,374	383,245																								
EXTRA FEATURES			1612 HIGHLAND DUNES WAY, FERNANDINA BEACH																										
L N	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	94	3,290														
2	0855	CONC PAVER	0 100	27	4	108.00	SF	7.00	7.00	100	2010	2010	3	92	696														
3	0855	CONC PAVER	0 100	40	24	960.00	SF	7.00	7.00	100	2010	2010	3	92	6,182														
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	83	498														
5	0476	VF 6 SBPL	0 100	0	0	199.00	LF	32.00	32.00	100	2011	2011	3	83	5,285														
TOTAL OB/XF 15,951																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000												
REVIEW DATE 01/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS																													