

LOT 41
IN OR 1813/1907
HIGHLAND DUNES PB 7/311

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

2023

00-00-31-1375-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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
BAS	2,002	100
FGR	528	55
FOP	102	30
FOP	160	30
PTO	204	5
UAT	210	10
TOTALS	3,206	2,402

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,402	121.2162	172.73	414,897	2012	2012	0	0	0	4.50 95.50

1 SFR CUST - 100% - 2013

Heated Area: 2002

HX Base Yr 2013

17

12

PTO
2012

12

17

6

FOP
2012

6

15

37

BAS
2012

14

20

8

FOP
2012

20

24

14

FGR
2012

9

12

10

21

UAT
2012

10

17

6

9

17

37

21

12

2