

LOT 13
IN OR 1749/1529
HIGHLAND DUNES PB 7/311

DEVINE DUDLEY & ELISABETH
1606 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2024

00-00-31-1375-0013-0000



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	15	HARDTILE 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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	1,989	100	1,989	351,496
FGR	462	55	254	44,887
FOP	122	30	37	6,539
FOP	186	30	56	9,896
TOTALS	2,759		2,336	412,818

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,336	125.3322	188.00	439,168	2010	2010	0	0	6.00	94.00
1 SFR CUST - 100% - 2021						Heated Area: 1989		HX Base Yr 2021			
The floor plan diagram shows a large rectangular area with several internal partitions. The areas are labeled as follows: BAS 2010: A large central area. FGR 2010: A rectangular area at the bottom left. FOP 2010: Two smaller areas, one at the top right and one at the bottom right. Dimensions are provided for various segments of the plan: - Top edge: 15, 21, 13 - Left edge: 37, 22, 21 - Right edge: 53 - Internal dimensions include: 6, 9, 5, 11, 12, 10, 17, 7, 5, 11, 9, 8, 2.9, 16, 2.9, 8, 2.9, 5, 21, 10, 17, 11, 5, 2, 9, 8, 2.9.											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					