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

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

2025

00-00-31-1375-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

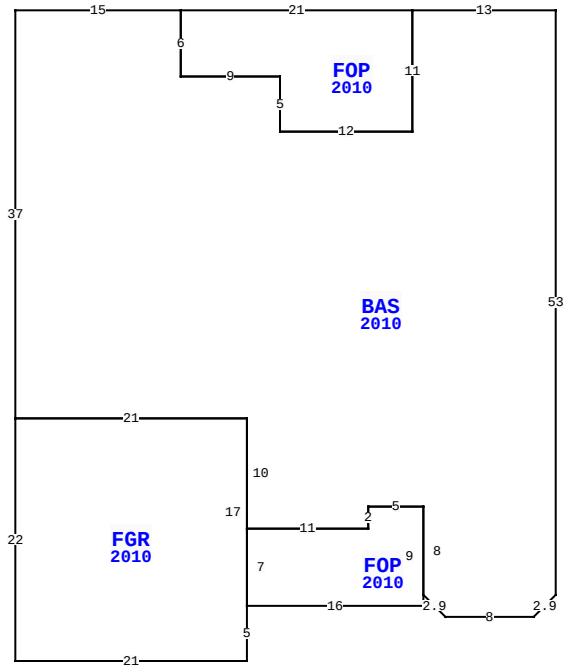
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,989	100	2010	1,989	368,261
FGR	462	55	2010	254	47,028
FOP	122	30	2010	37	6,851
FOP	186	30	2010	56	10,368
TOTALS	2,759			2,336	432,508

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	198.02	462,575	2010	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2021 Heated Area: 1989 HX Base Yr 2021



1606 HIGHLAND DUNES WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		432,508
TOTAL MARKET OB/XF VALUE		17,108
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		684,616
SOH/AGL Deduction		236,363
ASSESSED VALUE		448,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		397,531
TOTAL JUST VALUE		684,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111260	XFOB	3,900	07/28/2011
20111261	OTHER	300	07/28/2011
20111205	GAS	695	07/25/2011
20111162	XFOB	7,000	07/18/2011
20101428	NEW CONSTR	169,288	08/25/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1749/1529	8/01/2011	WD	Q	I	01	319,900
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: DEVINE DUDLEY & ELI						
1693/0610	8/09/2010	WD	U	V	11	80,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W13 FOP=[YR=2010] W21S6E9S5 E12N11$ S11W12N5W9N6W15S37 FGR=[YR=2010] S22E21N5 FOP=[YR=2010] E16N9 W5S2W11S7$ N17W21$ E21S10E11N2 E5S8 R2 D2 E8 U2 R2 N53$.

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	0855	CONC PAVER	0	100	45	19	855.00	SF	7.00	7.00	100	2010	2010	3	90	5,387	
2	0855	CONC PAVER	0	100	20	4	80.00	SF	7.00	7.00	100	2010	2010	3	90	504	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2011	2011	3	94	3,760	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	78	468	
5	0476	VF 6 SBPL	0	100	0	0	280.00	LF	32.00	32.00	100	2011	2011	3	78	6,989	

LAND DESCRIPTION

TOTAL OB/XF 17,108

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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	235,000.00	235,000.00	235,000							

REVIEW DATE 01/14/2022 BY TWA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS