

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

2025

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2015	2,090	366,971
FGR	480	55	2015	264	46,355
FOP	130	30	2015	39	6,848
FOP	176	30	2015	53	9,306
TOTALS	2,876			2,446	429,478

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	182.90	447,373	2015	2015	0	0	4.00	96.00

1 SFR CUST - 100% - 2017

Heated Area: 2090

HX Base Yr 2017

The site map illustrates a property layout 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. The property is bounded by a street on the left (51' wide) and a street on the bottom (14' wide). The total heated area is 2090. The map includes various dimensions for the boundaries and internal sections, such as 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 26', 3', 20', 14', 5', 3', 26', 5', 14', 16', 11', 5', 2.9', 21', 23', 20', 24', 16', 21', 5', 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