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

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

2025

00-00-31-1375-0038-0000

BUILDING CHARACTERISTICS

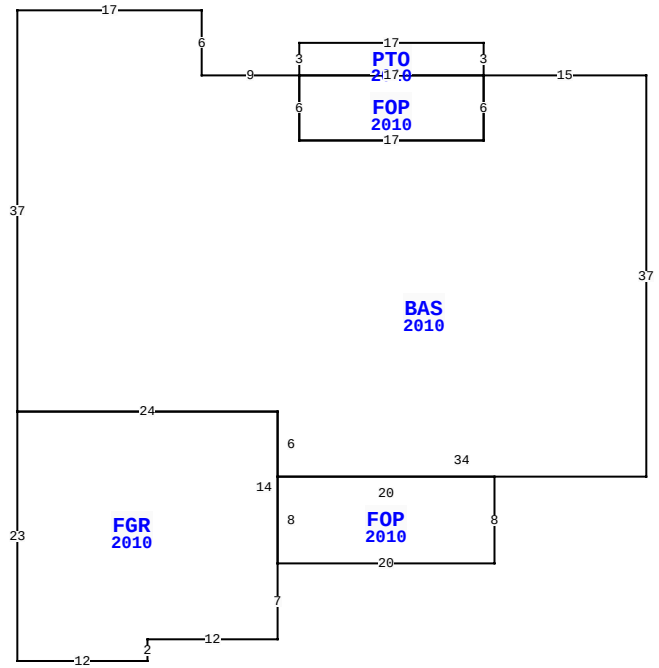
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,002	100	2010	2,002	354,551
FGR	528	55	2010	290	51,359
FOP	102	30	2010	31	5,490
FOP	160	30	2010	48	8,501
PTO	51	5	2010	3	531
TOTALS	2,843			2,374	420,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,374	119.8785	189.41	449,659	2010	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2016 Heated Area: 2002 HX Base Yr 2016



1612 HIGHLAND DUNES WAY, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,431
TOTAL MARKET OB/XF VALUE		15,418
TOTAL LAND VALUE - MARKET		235,000
TOTAL MARKET VALUE		670,849
SOH/AGL Deduction		307,901
ASSESSED VALUE		362,948
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,226
TOTAL JUST VALUE		670,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		617,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111731	XFOB	4,200	09/28/2011
20100551	ELEC OTHER	800	04/05/2010
20100321	NEW CONSTR	153,700	02/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/1017	7/29/2015	WD	Q	I	01	380,000
GRANTOR: PERRY AARON M & APRIL						
GRANTEE: STEGER BRETT L & AM						
1694/0186	7/30/2010	WD	U	I	11	100
GRANTOR: KOSTICH DEV INC						
GRANTEE: PERRY AARON M & APR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 PTO=[YR=2010] N3W17S3 FOP=[YR=2010] S6E17N6W17$ E17$ S6 W17N6W9N6W17 S37 FGR=[YR=2010] S23 E12N2E12N7 FOP=[YR=2010] E20N8W20S8$ N14W24$ E24S6E34N37$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	93	3,255	
2	0855	CONC PAVER	0	100	27	4	108.00	SF	7.00	7.00	100	2010	2010	3	90	680	
3	0855	CONC PAVER	0	100	40	24	960.00	SF	7.00	7.00	100	2010	2010	3	90	6,048	
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	199.00	LF	32.00	32.00	100	2011	2011	3	78	4,967	

LAND DESCRIPTION

TOTAL OB/XF 15,418

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 235,000 Market: 0 Agricultural: 0 Common: 235,000 PRINTED 07/30/2025 BY SYS