

LOT 40
IN OR 1780/1616
HIGHLAND DUNES PB 7/311

HOLDING GREGORY & LORI
1616 HIGHLAND DUNES WAY
FERNANDINA BEACH, FL 32034

2025

00-00-31-1375-0040-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	10	ABOVE AVG 100		0500	01	2,642	116.4240	183.95	485,996	2011	2011	0	0	0	6.00	94.00	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100		1 SFR CUST - 100% - 2013										Heated Area: 2220			HX Base Yr 2013												
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																									456,836		
Interior Floo	12	HARDWOOD 70																									36,583		
Interior Floo	14	CARPET 30																									235,000		
Air Condition	03	CENTRAL 100																									728,419		
Heating Type	04	AIR DUCTED 100																									405,158		
Bedrooms		4 100															323,261												
Bathrooms		3 100															50,722												
Frame	02	WOOD FRAME 100															272,539												
Stories	1.	1. 100															728,419												
Units	00	0 100															0												
Occupancy	00	NONE 100															INCOME VALUE												
																	PREVIOUS YEAR MKT VALUE												
																	675,356												