

LOT 8
IN OR 1643/47
HIGHLAND DUNES PB 7/311

RAGAN GARY R & SUE G
1626 HIGHLAND DUNES WY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1375-0008-0000



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 60			
Interior Floo	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100SINGLE 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	1,676	100	2009	1,676	287,457
FGR	484	55	2009	266	45,623
FOP	133	30	2009	40	6,861
FOP	133	30	2009	40	6,861
FOP	200	30	2009	60	10,291
FUS	1,592	100	2009	1,592	273,050
PTO	178	5	2011	9	1,544
TOTALS	4,396			3,683	631,684

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,683	111.6990	185.42	682,902	2009	2009	0	0	7.50	92.50

1 SFR CUST 100% - 2010

Heated Area: 3268

HX Base Yr 2010

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The areas are labeled as follows:

- FGR 2009**: A rectangular area on the left side, measuring 22 units by 22 units.
- FOP 2009**: A rectangular area in the upper right, measuring 10 units by 10 units.
- BAS 2009**: A large rectangular area in the center, measuring 50 units by 47 units.
- FUS 2009**: A rectangular area on the right side, measuring 49 units by 47 units.
- PTO 2011**: A small rectangular area at the top right, measuring 16 units by 18 units.

Additional dimensions and layout details include:

- The overall footprint is 111.6990 units wide and 185.42 units deep.
- The total area is 3,683 square units.
- The replacement cost is \$682,902.
- The average year built (AYB) is 2009.
- The economic year built (EYB) is 2009.
- The function code (FNCT) is 0.
- The norm code is 7.50.
- The percentage condition is 92.50.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/04/2026