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

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

**2026**

**00-00-31-1375-0013-0000**

## BUILDING CHARACTERISTICS

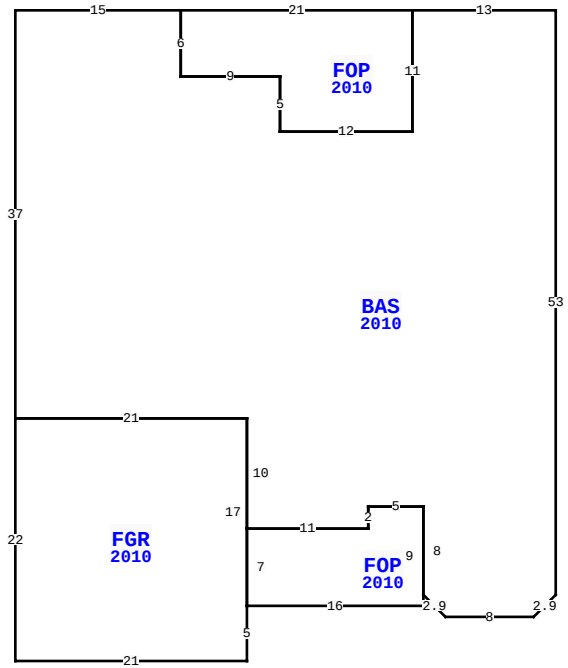
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 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 | 384,844 |
| FGR | 462 | 55 | 2010 | 254 | 49,146 |
| FOP | 122 | 30 | 2010 | 37 | 7,159 |
| FOP | 186 | 30 | 2010 | 56 | 10,835 |
| TOTALS | 2,759 | | | 2,336 | 451,985 |

## 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 | 208.05 | 486,005 | 2010 | 2010 | 0 | 0 | 0 | 7.00 | 93.00 |

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




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | |

1606 HIGHLAND DUNES WAY, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 451,985 |
| TOTAL MARKET OB/XF VALUE | | 3,720 |
| TOTAL LAND VALUE - MARKET | | 240,000 |
| TOTAL MARKET VALUE | | 695,705 |
| SOH/AGL Deduction | | 235,349 |
| ASSESSED VALUE | | 460,356 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 408,945 |
| TOTAL JUST VALUE | | 695,705 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 684,616 |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2011 | 2011 | 3 | 93 | 3,720 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,720

| 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 | 240,000.00 | 240,000.00 | 240,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/09/2026 BY SYS