LOT 41
IN OR 1813/1907
HIGHLAND DUNES PB 7/311

GARBER JOSEPH Q & KRISTI D
1618 HIGHLAND DUNES WY
FERNANDINA BEACH, FL 32034

2026

00-00-31-1375-0041-0000

BUILDING CHARACTERISTICS

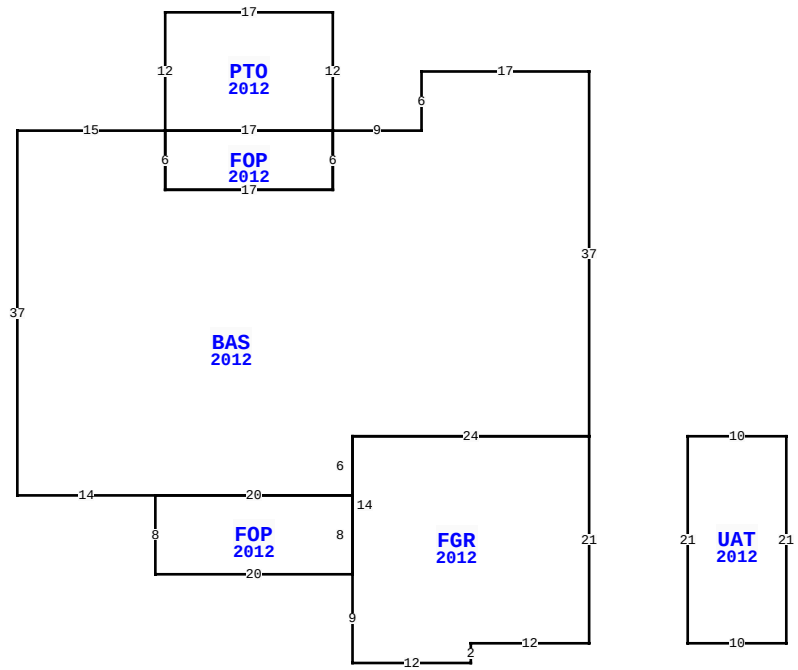
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2012	2,002	378,671
FGR	528	55	2012	290	54,853
FOP	102	30	2012	31	5,864
FOP	160	30	2012	48	9,079
PTO	204	5	2012	10	1,891
UAT	210	10	2012	21	3,972
TOTALS	3,206			2,402	454,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,402	121.2162	201.22	483,330	2012	2012	0	0	0	6.00	94.00

1 SFR CUST 100% - 2013 Heated Area: 2002 HX Base Yr 2013



1618 HIGHLAND DUNES WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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		454,330
TOTAL MARKET OB/XF VALUE		28,931
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		723,261
SOH/AGL Deduction		402,054
ASSESSED VALUE		321,207
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,796
TOTAL JUST VALUE		723,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		712,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0550	REMODEL MASTER BA	0	10/15/2024
20120527	VINYL FENCE	0	03/29/2012
20120392	SCREEN ROOM	2,663	03/12/2012
20112239	NEW CONSTR	229,971	12/19/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1813/1907	9/13/2012	WD	Q	I	02	335,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: GARBER JOSEPH Q & K						
1770/0711	12/15/2011	WD	Q	V	01	77,000
GRANTOR: HIGHLAND 35 LLC						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W17S6W9 PTO=[YR=2012] N12W17 S12 FOP=[YR=2012] S6E17N6W17$ E17$ S6W17N6W15 S37E14 FOP=[YR=2012] S8 E20 FGR=[YR=2012] S9E12N2 E12N21W24 S14$ N8W20$ E20N6E24N37$ PTR= S37E10 UAT=[YR=2012] S21E10N21W10$ W10N37$.

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	0920	CWALL-WD/M	0	100	0	0	157.00	LF	390.00	390.00	100	2012	2012	3	45	27,554	
4	0910	SCRN RM L	0	100	12	17	204.00	SF	15.00	15.00	100	2012	2012	3	45	1,377	

LAND DESCRIPTION

TOTAL OB/XF 28,931

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