



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	99,441
FSP	272	40	109	7,917
UGR	275	45	124	9,007
UOP	112	20	22	1,598
UST	132	45	59	4,285
TOTALS	2,160		1,683	122,249

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	0	0	120.00	SF	30.00	30.00	100	1980
2	0810	CONCRETE A	0 100	0	0	320.00	SF	6.50	6.50	100	1980
3	0810	CONCRETE A	0 100	0	0	153.00	SF	6.50	6.50	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	67.00	137.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,683	117.5000	106.04	178,465	1961	1961	0	0	31.50	68.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1369 HX Base Yr 2023											

1624 HIGHLAND ST, FERNANDINA BEACH				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
120.00	SF	30.00	30.00	100	1980	1980	3	20	720				
320.00	SF	6.50	6.50	100	1980	1980	3	35	728				
153.00	SF	6.50	6.50	100	1980	1980	3	35	348				

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				122,249			
TOTAL MARKET OB/XF VALUE				1,796			
TOTAL LAND VALUE - MARKET				220,000			
TOTAL MARKET VALUE				344,045			
SOH/AGL Deduction				0			
ASSESSED VALUE				344,045			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				294,045			
TOTAL JUST VALUE				344,045			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				303,395			