

BLOCK K LOT 5
ATLANTIC HIGHLANDS SUB
DB 39/297

MOUNTJOY FAMILY TRUST/MOUNTJOY MATTHEW TRUSTEE
1605 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000K-0050



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	PAGE 1 of 1 2																							
Exterior Wall	23	REINF CONC 100	0500	01	3,728	125.3385	178.61	665,858	1976	2013	0	0	4.50	95.50	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2023												Heated Area: 2875												HX Base Yr 2023											
Roof Cover	03	COMP SHNGL 100																																				
Interior Wall	05	DRYWALL 80																																				
Interior Wall	06	CUST PANEL 20																																				
Interior Floo	14	CARPET 70																																				
Interior Floo	15	HARDTILE 30																																				
Air Condition	03	CENTRAL 100																																				
Heating Type	04	AIR DUCTED 100																																				
Bedrooms	4	100																																				
Bathrooms	3	100																																				
Frame	02	WOOD FRAME 100																																				
Stories	2.5	2.5 100																																				
Units	0	100																																				
BUD8 Adjustme	02	DIST FB 100																																				
Occupancy	00	NONE 100																																				
Quality	06	Quality Level 06																																				
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	1,564	100	1,564	266,775																																		
BAS	90	100	90	15,352																																		
FGR	600	55	330	56,289																																		
FOP	21	30	6	1,024																																		
FOP	65	30	20	3,411																																		
FOP	135	30	40	6,823																																		
FOP	432	30	130	22,174																																		
FUS	1,221	100	1,221	208,269																																		
UST	726	45	327	55,777																																		
TOTALS	4,854		3,728	635,894																																		
EXTRA FEATURES					1605 HIGHLAND ST, FERNANDINA BEACH																																	
L N	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	0855	CONC PAVER	0100	0	0	2,409.00	SF	10.00	10.00	100	2018	2018	3	98	23,608																							
2	0855	CONC PAVER	0100	0	0	496.00	SF	10.00	10.00	100	2018	2018	3	98	4,861																							
3	0810	CONCRETE A	0100	37	2	74.00	SF	6.50	6.50	100	1976	1976	3	28	135																							
4	0504	FP-ELECTRI	0100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	40	800																							
5	0462	ST/AL FNC	0100	0	0	1,250.00	SF	10.00	10.00	100	2018	2018	3	90	11,250																							
6	0861	POOL GUNIT	0100	0	0	688.00	SF	85.00	85.00	100	2018	2018	3	90	52,632																							
7	0855	CONC PAVER	0100	0	0	381.00	SF	40.00	40.00	100	2018	2018	3	98	14,935																							
LAND DESCRIPTION					TOTAL OB/XF										108,221																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	000100	C	SFR	100	0006	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																					
REVIEW DATE 05/07/2018 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS																																						