BLOCK K LOT W 44 2/3 FT OF 7
& E44 2/3 FT OF LOT 6
ATLANTIC HIGHLANDS SUB

JREE LLC
303 S 12TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1060-000K-0072

BUILDING CHARACTERISTICS

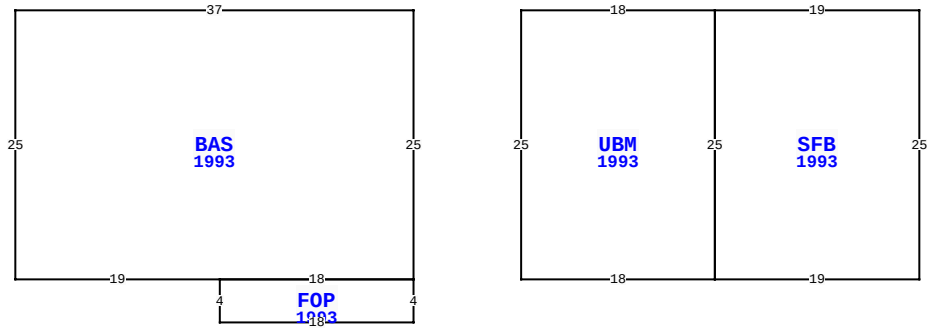
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	925	100	925	74,142
FOP	72	30	22	1,763
SFB	475	80	380	30,458
UBM	450	20	90	7,213
TOTALS	1,922		1,417	113,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	112.4240	101.46	143,769	1962	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1305 HX Base Yr



1621 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,578
TOTAL MARKET OB/XF VALUE	553
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	339,131
SOH/AGL Deduction	0
ASSESSED VALUE	339,131
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,131
TOTAL JUST VALUE	339,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230032	KITCHEN 3 BATHRMS	360,000	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0039	1/18/2023	WD	Q	I	01	360,000
GRANTOR: KEMP C TODD ET AL						
GRANTEE: JREE LLC						
2609/1061	12/20/2022	WD	Q	I	02	320,500
GRANTOR: TAYLOR BRETT & TAYLOR						
GRANTEE: KEMP C TODD LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 S25 E19 FOP=[YR=1993] S4 E18 N4 W18$ E18 N25$ PTR= E10 UBM=[YR=1993] E18 SFB=[YR=1993] E19 S25 W19 N25$ S25 W18 N25$ W10$. 9 N25 $ S25 W18 N25 $ W10 $.

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	0811	CONCRETE B	0	0	0	0	532.00	SF	5.20	5.20	100	1962	1962	3	20	553	

LAND DESCRIPTION

TOTAL OB/XF 553

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	SFR	0	0006	R-1	88.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS