BLOCK J LOT 4
ATLANTIC HIGHLANDS SUB
DB 39/297

NORTHEY THOMAS J JR & AMEY LOU
1608 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1060-000J-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 |

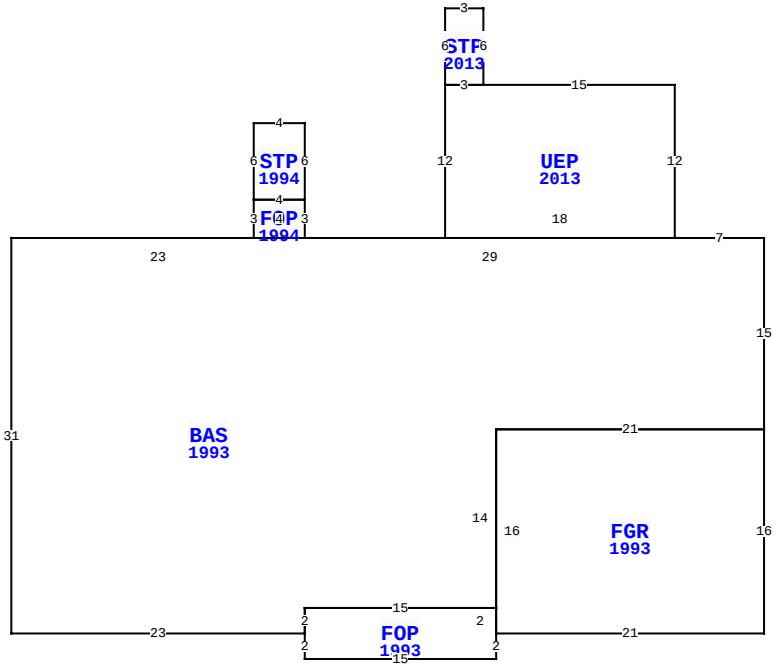
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,463 | 100 | 1,463 | 119,006 |
| FGR | 336 | 55 | 185 | 15,049 |
| FOP | 60 | 30 | 18 | 1,465 |
| FOP | 12 | 30 | 4 | 325 |
| STP | 24 | 10 | 2 | 163 |
| STP | 18 | 10 | 2 | 163 |
| UEP | 216 | 60 | 130 | 10,575 |
| TOTALS | 2,129 | | 1,804 | 146,744 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,804 | 125.0000 | 118.75 | 214,225 | 1964 | 1980 | 0 | 0 | 0 | 31.50 | 68.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1463 HX Base Yr 2020




1608 HIGHLAND ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 146,744 |
| TOTAL MARKET OB/XF VALUE | | 3,277 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 425,021 |
| SOH/AGL Deduction | | 200,814 |
| ASSESSED VALUE | | 224,207 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 174,207 |
| TOTAL JUST VALUE | | 425,021 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 418,878 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20101296 | H/AC | 5,000 | 08/05/2010 |
| 20022067 | REPAIR/RRF | 2,000 | 12/04/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2272/1136 | 4/29/2019 | WD | U | I | 11 | 100 |
| GRANTOR: NORTHEY LIVING TRUST | | | | | | |
| GRANTEE: NORTHEY THOMAS J JR | | | | | | |
| 2272/1134 | 4/18/2019 | WD | U | I | 11 | 100 |
| GRANTOR: ANDREWS SUE ELLEN | | | | | | |
| GRANTEE: NORTHEY THOMAS J JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W7 UEP=[YR=2013] N12 W15 STP=[YR=2013] N6 W3 S6 E3$ W3 S12 E18$ W29 FOP=[YR=1994] N3 STP=[YR=1994] N6 W4 S6 E4$ W4 S3 E4$ W23 S31 E23 FOP=[YR=1993] S2 E15 N2 FGR=[YR=1993] E21 N16 W21 S16 $N2 W15 S2 $ N2 E15 N14 E21 N15$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 46.5 | 1,628 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 72.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 432 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 720.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 32.5 | 1,217 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,277

| 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 | 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS