

BLOCK K LOT 5
ATLANTIC HIGHLANDS SUB
DB 39/297

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

2024

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



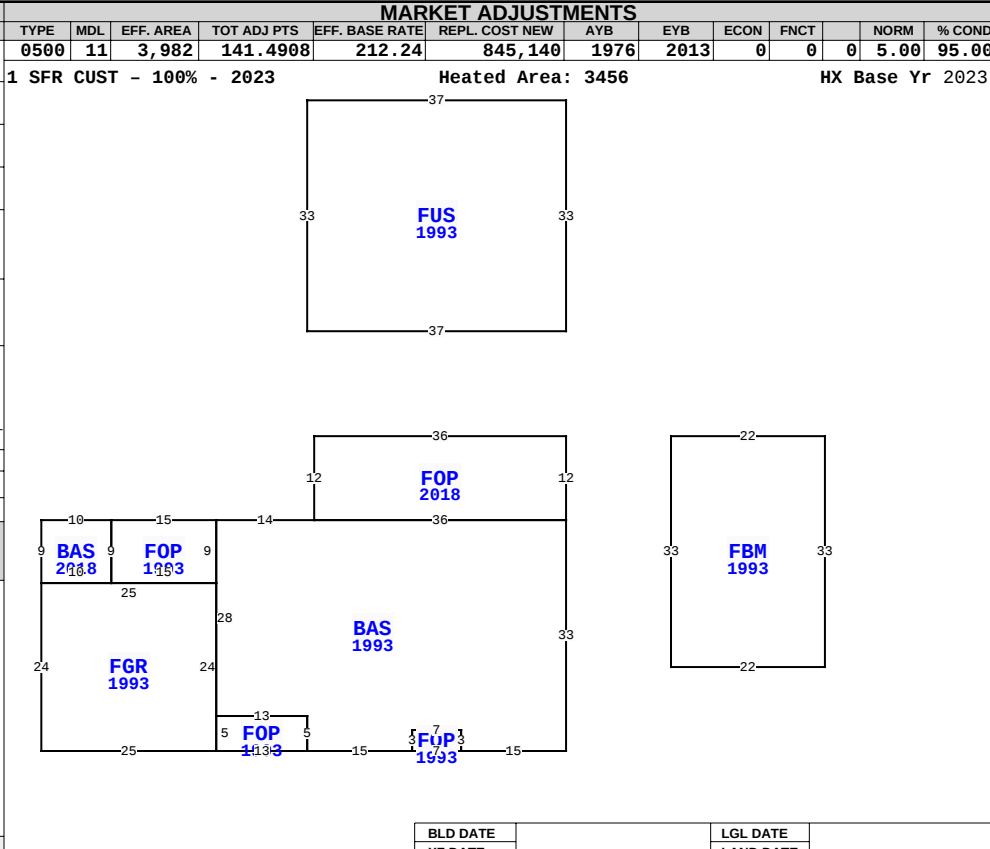
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	04	Quality Level 04
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	315,346
BAS	90	100	90	18,147
FBM	726	80	581	117,145
FGR	600	55	330	66,537
FOP	21	30	6	1,209
FOP	65	30	20	4,033
FOP	135	30	40	8,066
FOP	432	30	130	26,211
FUS	1,221	100	1,221	246,188
TOTALS	4,854		3,982	802,883

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0	0	2,409.00	SF 10.00
2	0855	CONC PAVER	0	100	0	0	0	496.00	SF 10.00
3	0810	CONCRETE A	0	100	37	2	0	74.00	SF 6.50
4	0504	FP-ELECTRI	0	100	0	0	0	1.00	UT 2,000.00
5	0462	ST/AL FNC	0	100	0	0	0	1,250.00	SF 10.00
6	0861	POOL GUNIT	0	100	0	0	0	688.00	SF 85.00
7	0855	CONC PAVER	0	100	0	0	0	381.00	SF 40.00
8	0871	POOL HTR R	0	100	0	0	0	1.00	UT 2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	134.00	137.00	1.00



1605 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			
2,409.00	SF	10.00	10.00	100	2018	2018	3	97	23,367				
496.00	SF	10.00	10.00	100	2018	2018	3	97	4,811				
74.00	SF	6.50	6.50	100	1976	1976	3	27	130				
1.00	UT	2,000.00	2,000.00	100	1976	1976	3	38	760				
1,250.00	SF	10.00	10.00	100	2018	2018	3	87	10,875				
688.00	SF	85.00	85.00	100	2018	2018	3	87	50,878				
381.00	SF	40.00	40.00	100	2018	2018	3	97	14,783				
1.00	UT	2,000.00	2,000.00	100	2024	2018		82	1,640				

TOTAL OB/XF													107,244		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
06	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00				

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY					STANDARD				
VALUATION BY					Tax Group: 2 Tax Dist:				
BUILDING MARKET VALUE					802,883				
TOTAL MARKET OB/XF VALUE					107,244				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					1,185,127				
SOH/AGL Deduction					133,799				
ASSESSED VALUE					1,051,328				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					1,001,328				
TOTAL JUST VALUE					1,185,127				
NCON VALUE					1,640				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,019,115				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171470	SWIM POOL	50,000	05/15/2017
20162221	REMODEL	145,000	08/15/2016
20121099	H/AC	4,000	06/12/2012
20091760	H/AC	5,000	12/28/2009
20051139	REPLACE DOOR & RO	2,000	01/27/2005
20042367	RE-ROOF	8,000	12/15/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2586/1333	8/22/2022	WD	U	I	11	100	
GRANTOR: MOUNTJOY MATTHEW & JE							
GRANTEE: MOUNTJOY FAMILY TRU							
2577/0749	7/13/2022	WD	Q	I	01	1,365,000	
GRANTOR: BIETENHOLZ JOSHUA O &							
GRANTEE: MOUNTJOY MATTHEW &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-36,12] W14 S28 E13 S5 E15 N3 E7 S3 E15 N33 W36 \$									
FUS=[YR=1993;ORIG=0,-15] N33 W37 S33 E37 \$									
FBM=[YR=1993;ORIG=15,0] E22 S33 W22 N33 \$									
FGR=[YR=1993;ORIG=-75,21] S24 E25 N24 W25 \$									
FOP=[YR=2018;ORIG=0,0] W36 S12 E36 N12 \$									
FOP=[YR=1993;ORIG=-50,12] W15 S9 E15 N9 \$									
BAS=[YR=2018;ORIG=-65,12] W10 S9 E10 N9 \$									
FOP=[YR=1993;ORIG=-50,45] E13 N5 W13 S5 \$									
FOP=[YR=1993;ORIG=-22,45] E7 N3 W7 S3 \$									
PTR=[ORIG=0,0] E15 W15 \$									
PTR=[ORIG=0,0] N15 S15 \$									