

LOT 1
IN OR 1613/1687
FOREST HILLS 1 PB 2/76

SCHREIBER FAMILY TRUST/SCHREIBER JAMES M TRUSTEE
1802 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0001-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 50		
Exterior Wall	23	REINF CONC 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 70		
Roof Cover	04	BUILT-UP 30		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	03	MASONRY 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	540	100	540	48,740
FOP	20	30	6	542
FUS	1,542	100	1,542	139,180
UGR	720	45	324	29,244
TOTALS	2,822		2,412	217,706

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,412	121.0300	114.98	277,332	1960	1990	0	0	0	21.50	78.50	

1 SINGLE FAM - 0% - 0

Heated Area: 2082

HX Base Yr

325 STANLEY DR, 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					217,706				
TOTAL MARKET OB/XF VALUE					5,474				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					498,180				
SOH/AGL Deduction					125,645				
ASSESSED VALUE					372,535				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					372,535				
TOTAL JUST VALUE					498,180				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					438,855				
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