

LOT 53 & PT OF LOT 54 IN
OR 1264/341 & OR 1264/344 &
ESMT IN OR 1894/1220

BEST ROBERT L III
1864 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	117,261
FDG	275	60	165	11,408
FOP	28	30	8	553
FST	50	55	28	1,936
UOP	32	20	6	415

TOTALS	2,081		1,903	131,573
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0850	PEBBLE WLK	0 100	0	0	170.00	SF	3.50	3.50	100	1954
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1954
3	0810	CONCRETE A	0 100	45	3	135.00	SF	6.50	6.50	100	1954
4	0801	ASPHALT A	0 100	13	17	221.00	SF	3.00	3.00	100	1998
5	0940	SHEDS/PORT	0 100	10	14	140.00	SF	30.00	30.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	104.00	136.00	1.00	LT	
2	000100	C	SFR	100		R-1	78.00	266.00	1.00	LT	

REVIEW DATE	08/30/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,903	102.5000	97.38	185,314	1954	1980	0	0	29.00	71.00
1 SINGLE FAM - 100% - 2005 Heated Area: 1696 HX Base Yr 2005											

1864 HIGHLAND DR, FERNANDINA BEACH					BLD DATE					LGL DATE	
					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	
170.00	SF	3.50	3.50	100	1954	1954	3	20	119		
1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700		
135.00	SF	6.50	6.50	100	1954	1954	3	20	176		
221.00	SF	3.00	3.00	100	1998	1998	3	50	332		
140.00	SF	30.00	30.00	100	1985	1985	3	20	840		

TOTAL OB/XF											
2,167											

Total Acres:	0.00	Total Land Value:	412,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		131,573	
TOTAL MARKET OB/XF VALUE		2,167	
TOTAL LAND VALUE - MARKET		412,500	
TOTAL MARKET VALUE		546,240	
SOH/AGL Deduction		304,610	
ASSESSED VALUE		241,630	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		191,630	
TOTAL JUST VALUE		546,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		540,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121584	NEW GARAGE DOOR	1,000	08/06/2012
20091136	ELEC OTHER	7,000	08/27/2009
20052578	H/AC	4,000	08/31/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1894/1220	12/18/2013	EE U	I	30	100
GRANTOR: MCELHENNY MILLIE M					
GRANTEE: BEST ROBERT L III					
1836/1593	1/25/2013	QC U	I	11	100
GRANTOR: MCELHENNEY MILLIE M					
GRANTEE: BEST ROBERT L III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W46 UOP=[YR=1993] N4 W8 S4 E8 \$ W22 S12 FST=[YR=1993] S5 FDG=[YR=2013] S20 E13 N25 W3 S5 W10 \$ E10 N5 W10 \$ E13 S16 E23 FOP=[YR=1993] S4 E7 N4 W7 \$ E32 N28 \$.											