LOT 58 & S-1 OF LOT 58
IN OR 689/1484 & OR 940/384
FOREST HILLS #1 PB 2/76

OBRIEN JAMES M & TINA K
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

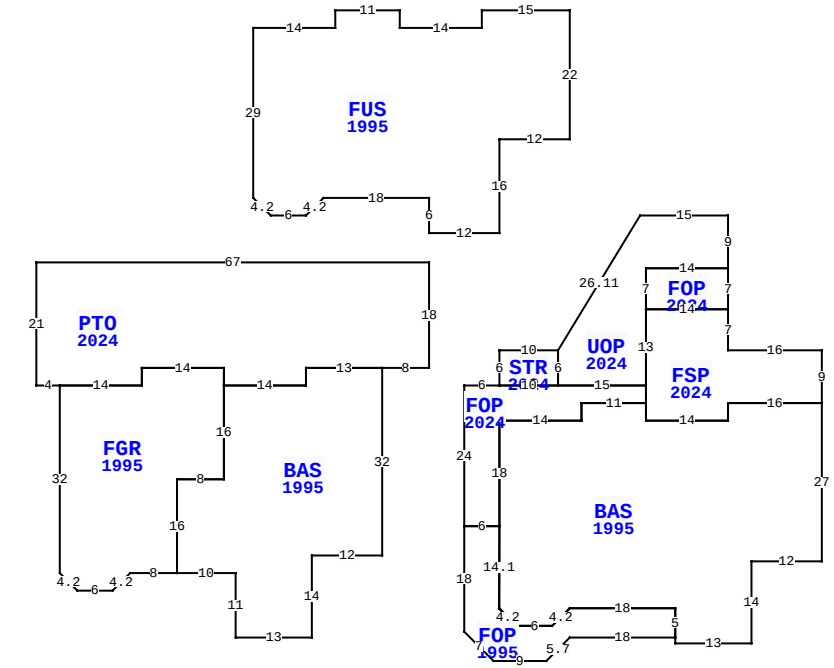
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
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	1,138	100	1,138	133,175
BAS	1,850	100	1,850	216,498
FGR	837	55	460	53,832
FOP	288	30	86	10,064
FOP	98	30	29	3,393
FOP	261	30	78	9,128
FSP	410	40	164	19,193
FUS	1,623	100	1,623	189,933
PTO	1,302	5	65	7,607
STR	60	10	6	702
TOTALS	8,267		5,579	652,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,579	108.2288	135.29	754,783	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 1997 Heated Area: 4611 HX Base Yr 1997



** This building has 11 Sub-Areas

1844 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		652,887
TOTAL MARKET OB/XF VALUE		101,681
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,404,568
SOH/AGL Deduction		807,499
ASSESSED VALUE		597,069
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		547,069
TOTAL JUST VALUE		1,404,568
NCON VALUE		100,857
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,076,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200416	SWIM POOL	124,750	10/21/2020
20190416	REMODEL	0	07/17/2019
20090991	H/AC	3,800	07/27/2009
8414	NEW CONSTR	180,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0689/1484	10/06/1993	WD	Q	V		90,000

GRANTOR: WILLIAMS W A TRUSTEE

GRANTEE: O'BRIEN JAMES & TIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=75,6] S27 W12 S14 W13 N1 N5 W18 D3L3 W6 U3L3 N14 N18 E14 N3 E11 S3 E14 N3 E16 $
FUS=[YR=1995;ORIG=20,-23] N16 E12 N22 W15 S3 W14 N3 W11 S3 W14 S29 D3R3 E6 U3R3 E18 S6 E12 $
BAS=[YR=1995;ORIG=0,0] W13 S3 W14 S16 W8 S16 E10 S11 E13 N14 E12 N32 $
FGR=[YR=1995;ORIG=-27,3] N3 W14 S3 W14 S32 D3R3 E6 U3R3 E8 N16 E8 N16 $
FSP=[YR=2024;ORIG=45,-10] E14 S7 E16 S9 W16 S3 W14 N3 N3 N13 $
UOP=[YR=2024;ORIG=30,-3] U23R14 E15 S9 W14 S7 S13 W15 N6 $
FOP=[YR=1995;ORIG=50,46] W18 D4L4 W9 U5L5 N18 E6 D14.1L0.1

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	0	0	3,231.00	SF	6.50	6.50	100	1995	1995	3	70	14,701	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
3	0300	BOAT DCK W	0	100	0	0	904.00	SF	40.00	40.00	100	1995	1995	3	23	8,317	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2013	2013	3	60	1,380	
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1998	1998	3	26	1,082	
6	0350	CARPORT WD	0	100	28	12	336.00	SF	19.50	19.50	100	1998	1998	3	20	1,310	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
9	0861	POOL GUNIT	0	100	0	0	501.00	SF	85.00	85.00	100	2024	2023		100	42,585	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

TOTAL OB/XF 73,615

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		R-1	97.00	700.00	97.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	630,500							
2	000130	C	SFR WATER	100		R-1	3.00	700.00	3.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	19,500							

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS

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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0857	SANDSTONE/	0	100	0	0	1,496.00	SF	16.00	16.00	100	2024	2023		100	23,936	
12	0855	CONC PAVER	0	100	0	0	413.00	SF	10.00	10.00	100	2024	2023		100	4,130	

LAND DESCRIPTION

TOTAL OB/XF 28,066

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

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 08/06/2024 BY SYS