

LOT 63 & FRAC OF LOT 64
OR 237/689 & OR 523/367
FOREST HILLS #1 PB 2/76

HOLLOWAY BETTY K/HOLLOWAY BETTY K L/E
1826 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0063-0000



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 60
Interior Floo	12	HARDWOOD 40
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	04	Quality Level 04
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	2,056	100	2,056	261,927
FGR	528	55	290	36,945
FOP	180	30	54	6,879
FST	144	55	79	10,064

TOTALS	2,908		2,479	315,815
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	34	10	340.00	SF	6.50	6.50
2	0801	ASPHALT A	0 100	0	0	1,960.00	SF	3.00	3.00
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0300	BOAT DCK W	0 100	175	4	700.00	SF	40.00	40.00
5	0825	BRICK	0 100	40	3	120.00	SF	12.50	12.50
6	0300	BOAT DCK W	0 100	0	0	760.00	SF	40.00	40.00
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		R-1	151.00	400.00	151.00

REVIEW DATE	08/29/2019	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
0500	01	2,479	123.9840	185.98	461,044	1978	1980		0	0	31.50	68.50
1 SFR CUST - 100% - 0												
Heated Area: 2056												
HX Base Yr												

1826 HIGHLAND DR, FERNANDINA BEACH

TOTAL OB/XF												
27,157												

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27,157												

Total Acres: 0.00	Total Land Value: 981,500	Market: 0	Agricultural: 0	Common: 981,500
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,815	
TOTAL MARKET OB/XF VALUE		27,157	
TOTAL LAND VALUE - MARKET		981,500	
TOTAL MARKET VALUE		1,324,472	
SOH/AGL Deduction		1,005,944	
ASSESSED VALUE		318,528	
TOTAL EXEMPTION VALUE		HX HB WX SX	
BASE TAXABLE VALUE		213,528	
TOTAL JUST VALUE		1,324,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		874,351	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070941	REPAIR/RRF	10,100	05/30/2007
20051474	CHNGE SRVC	1,000	03/29/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2026/1188	2/01/2016	WD U	I	16	
GRANTOR: HOLLOWAY KATHRYN CELE					
GRANTEE: HANSEN BRUCE E & RI					
0776/1129	11/08/1996	QC U	I	10	100
GRANTOR: BAXTER CHERYL A					
GRANTEE: HOLLOWAY FRANKLIN J					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W31 N5 W36 S5 FST=[YR=1993] W24 S6					
FGR=[YR=1993] S22 E24 N22W24\$ E24N6\$ S28 E10 FOP=[YR=1993] S5					
E36 N5W36\$ E57 N28\$.					