

LOT S1/2 OF 138 & N1/2 OF 139
FOREST HILLS # 3
PB 3/46

KELLER THOMAS GUY & DEBORAH B
1913 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0138-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

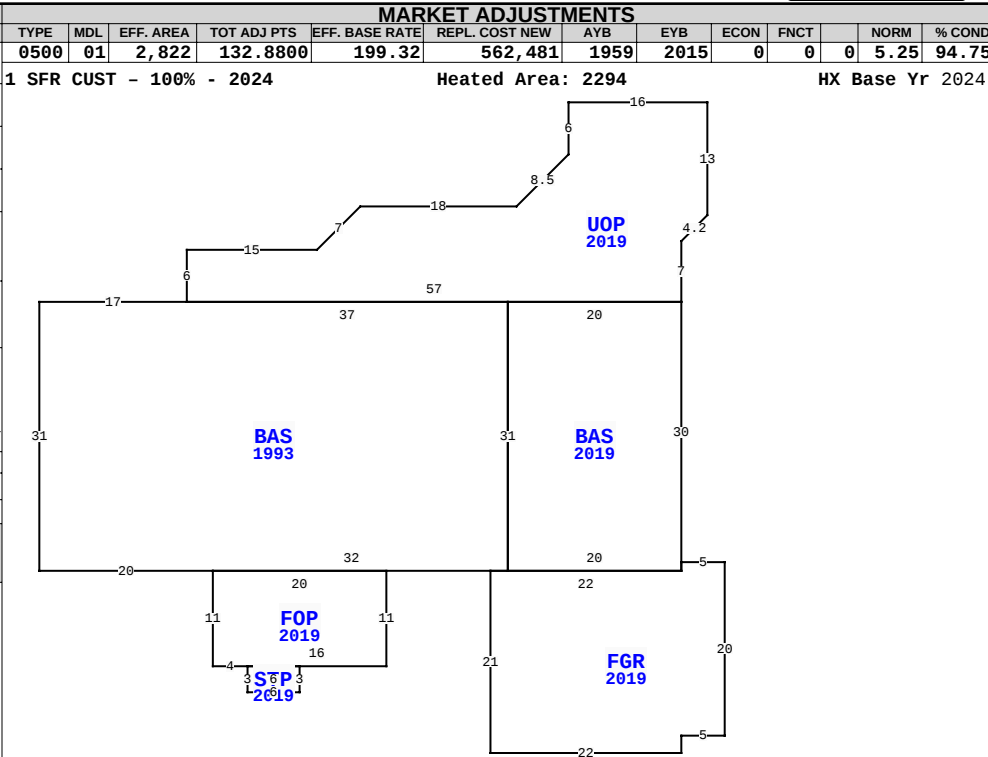
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	316,145
BAS	620	100	620	117,090
FGR	562	55	309	58,357
FOP	220	30	66	12,464
STP	18	10	2	378
UOP	757	20	151	28,517

TOTALS	3,851		2,822	532,951
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0801	ASPHALT A	0	100	101	15			1,110.00	SF 3.00
2	0810	CONCRETE A	0	100	38	4			152.00	SF 6.50
3	0350	CARPORT WD	0	100	20	4			80.00	SF 13.00
4	0940	SHEDS/PORT	0	100	20	4			80.00	SF 30.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100	0006	R-1	100.00	178.00	1.00	LT



1913 HIGHLAND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	54	1,798	
100	1959	1959	3	20	198	
100	2006	2006	3	27	281	
100	2006	2006	3	27	648	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		532,951	
TOTAL MARKET OB/XF VALUE		2,925	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		810,876	
SOH/AGL Deduction		0	
ASSESSED VALUE		810,876	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		760,876	
TOTAL JUST VALUE		810,876	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,583	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190145	REMODEL	0	02/15/2019
20052664	REPAIR/RRF	5,000	09/19/2005
BP4340	N/A	2,500	06/08/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1584	12/07/2023	WD	Q	I	01	1,044,500
GRANTOR: POYNTER HEATHER & TIM						
GRANTEE: KELLER THOMAS GUY &						
2400/0329	10/08/2020	QC	U	I	11	120,500
GRANTOR: VANPUYMBROUCK HEATHER						
GRANTEE: POYNTER HEATHER & T						

BUILDING NOTES						

BUILDING DIMENSIONS						
UOP=[YR=2019] W16 S6 D6 L6 W18 D5 L5 W15 S6 BAS=[YR=1993] W17 S31 E20 FOP=[YR=2019] S11 E4 STP=[YR=2019] S3 E6 N3 W6\$ E16 N11 W20\$ E32 FGR=[YR=2019] S21 E22 N2 E5 N20 W5 BAS=[YR=2019] N30 W20 S31 E20 N1\$ S1 W22 \$ E2 N31 W37\$ E57 N7 U3 R3 N13\$.						