



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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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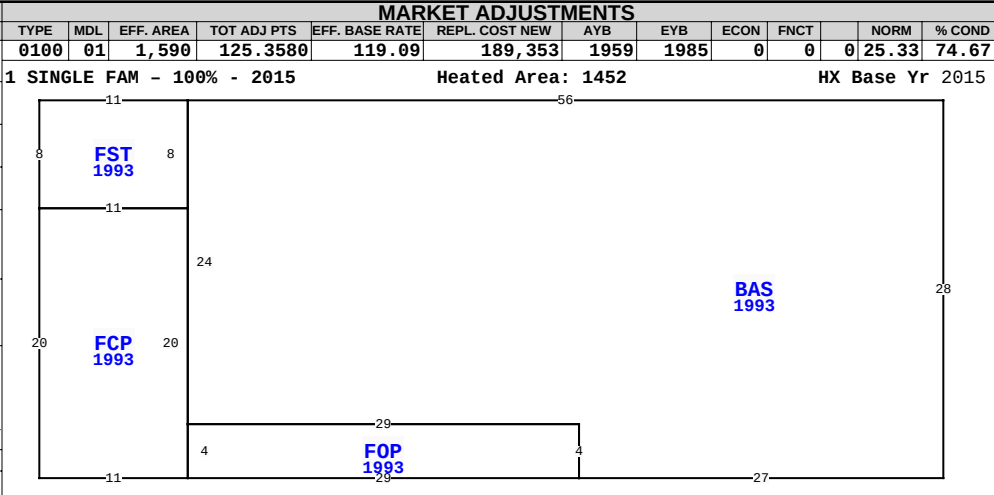
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	129,119
FCP	220	25	55	4,891
FOP	116	30	35	3,112
FST	88	55	48	4,268

TOTALS	1,876		1,590	141,390
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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	0810	CONCRETE A	0	100	8	68	544.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	
4	1242	WD DECK A	0	100	9	18	162.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00	LT	



1910 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		141,390	
TOTAL MARKET OB/XF VALUE		2,688	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		419,078	
SOH/AGL Deduction		230,666	
ASSESSED VALUE		188,412	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		138,412	
TOTAL JUST VALUE		419,078	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062376	REPAIR/RRF	5,900	10/23/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2576/0713	7/07/2022	LE U	I	I	11	100	
GRANTOR: GRAY DAVID COLQUITT							
GRANTEE: GRAY AMY KATHERINE							
1929/1436	7/28/2014	WD U	I	I	11	100	
GRANTOR: GRAY BARBARA A							
GRANTEE: GRAY DAVID COLQUITT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W56 FST=[YR=1993] W11 S8 FCP=[YR=1993] S20 E11 N20W11\$ E11N8\$ S24 FOP=[YR=1993] S4 E29 N4W29\$ E29 S4 E27 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00	LT	