

BLK 253 PT OF LOTS 6 & 7
& PT OF UNDEVELOPED 15TH ST
IN OR 1827/1137

MADDOX KIM L & JAMES T
1409 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0253-0064



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
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
APT	452	100	452	71,874
BAS	1,990	100	1,990	316,439
DCK	12	10	1	159
DCK	142	10	14	2,226
FGR	552	55	304	48,341
FOP	60	30	18	2,863
FOP	100	30	30	4,770
FOP	271	30	81	12,880
FSP	195	40	78	12,403
STR	40	10	4	636
TOTALS	3,922		2,988	475,135

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	2,988	132.5118	165.64	494,932	2014	2014	0	0	4.00	96.00
1 SNGL FAM - 100% - 2024 Heated Area: 2442 HX Base Yr											
** This building has 12 Sub-Areas											
1409 HIGHLAND DR, FERNANDINA BEACH											

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	206	4	824.00	SF	60.00	60.00	13,349
2	0300	BOAT DCK W	0	100	12	12	144.00	SF	60.00	60.00	2,333
3	0351	CARPORT MT	0	100	12	12	144.00	SF	6.90	6.90	199
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	1,495
5	0303	FLT DOCK W	0	100	25	10	250.00	SF	39.00	39.00	2,633
6	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	600
7	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	117
8	0855	CONC PAVER	0	100	35	3	105.00	SF	7.00	7.00	698
9	0855	CONC PAVER	0	100	0	0	1,271.00	SF	7.00	7.00	8,452
10	0475	VF 4 SBPL	0	100	0	0	6.00	LF	14.00	14.00	73

TOTAL OB/XF											
29,949											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100	0006	R-1	76.00	135.00	75.70	FF	

TOTAL OB/XF											
29,949											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		475,135	
TOTAL MARKET OB/XF VALUE		34,887	
TOTAL LAND VALUE - MARKET		340,650	
TOTAL MARKET VALUE		850,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		850,672	
TOTAL EXEMPTION VALUE		13	850,672
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		850,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		754,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141521	216' FNC	0	07/12/2014
20132857	NEW CONSTR	12,850	12/20/2013
20132814	NEW CONSTR	1,850	12/13/2013
20132670	NEW CONSTR	327,120	11/22/2013
20132567	DEMOLITION	9,000	11/08/2013
20072227	OTHER	500	12/13/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1827/1137	11/08/2012	WD	Q	I	01	275,000	
GRANTOR: LANNON ESTATE LLC							
GRANTEE: MADDOX KIM L & JAME							
1760/0235	9/30/2011	TD	U	I	11	100	
GRANTOR: LEEPER EMMA L & MARIL							
GRANTEE: LANNON ESTATE LLC							

BUILDING NOTES											
BAS=[YR=2014] W16 FSP=[YR=2014] W15 S9 DCK=[YR=2014] W4 S7 W2 S9 E2 S15 FOP=[YR=2014] S5 STR=[YR=2014] W4 S13 E4 N13\$ S12 E8 S23 E5 N27 W5 N13 W8\$ E4 N31 \$ S4 E15 N13\$ S13 W15 S27 E4 S13 E5 S27 E10 FOP=[YR=2014] S5 E2 UOP=[YR=2014] S8 E7 N8 W7\$ E10 N5 W12\$ E12 N80\$ PTR= E15 FGR=[YR=2014] E20 DCK=[YR=2014] E4 N3 W4 S3\$ E4 S22 W12 S2 W12 N24\$ W15\$ PTR= E15 S40 APT=[YR=2014] E14 FOP=[YR=2014] S10 E10 N10 W4 STR=[YR=2014] N10 W4 S10 E4\$ W6\$ S10 E10 S12 W12 S2 W12 N24\$ W15 N40\$.											

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