

BLOCK G LOT 4
IN OR 1889/611
OAK GROVE UNIT 2 PB 2/60

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

2025

00-00-30-042C-000G-0040



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
---------	--	----------	----

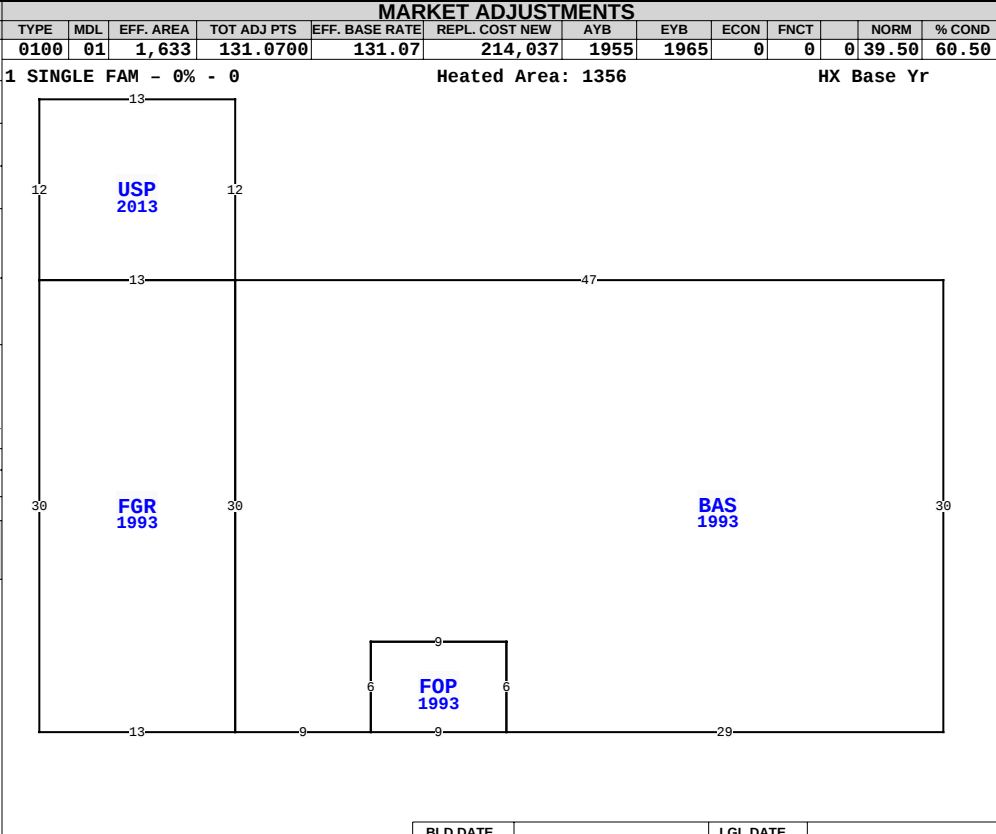
NEIGHBORHOOD/LOC	2018.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	107,527
FGR	390	55	1993	214	16,970
FOP	54	30	1993	16	1,269
USP	156	30	2013	47	3,727

TOTALS	1,956			1,633	129,492
--------	-------	--	--	-------	---------

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	0	3	11	33.00	SF	6.50	6.50	
2	0825	BRICK	0	0	3	5	15.00	SF	12.50	12.50	
3	0810	CONCRETE A	0	0	0	0	216.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	
6	0350	CARPORT WD	0	0	5	60	300.00	SF	13.00	13.00	

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	RES	0		RSF	2100.00	150.00	100.00	FF	



1952 PALM DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/11/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0	3	11	33.00	SF	6.50	6.50	100	1955	1955	3	20	43	
2	0825	BRICK	0	0	3	5	15.00	SF	12.50	12.50	100	1955	1955	3	31	58	
3	0810	CONCRETE A	0	0	0	0	216.00	SF	6.50	6.50	100	1955	1955	3	20	281	
4	0810	CONCRETE A	0	0	4	6	24.00	SF	6.50	6.50	100	1955	1955	3	20	31	
5	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	1998	1998	3	20	1,200	
6	0350	CARPORT WD	0	0	5	60	300.00	SF	13.00	13.00	100	1998	1998	3	20	780	

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	RES	0		RSF	2100.00	150.00	100.00	FF	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										129,492	
TOTAL MARKET OB/XF VALUE										2,393	
TOTAL LAND VALUE - MARKET										130,000	
TOTAL MARKET VALUE										261,885	
SOH/AGL Deduction										34,221	
ASSESSED VALUE										227,664	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										227,664	
TOTAL JUST VALUE										261,885	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										256,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991509	REPAIR/RRF	0	01/03/1999
5303	CHNGE SRVC	675	08/18/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1889/0611	11/08/2013	WD	U	I	30	100	
GRANTOR: LANNON KIM ADRIENNE							
GRANTEE: MADDOX KIM L & JAME							
1212/1555	3/04/2004	WD	Q	I		135,000	
GRANTOR: BAILEY VICKY LYNN							
GRANTEE: LANNON KIM ADRIENNE							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W47 USP=[YR=2013] N12 W13 S12 FGR=[YR=1993] S30 E13 N30 W13\$ E13\$ S30 E9 FOP=[YR=1993] E9 N6 W9 S6\$ N6 E9 S6 E29 N30\$.											