BLOCK F LOT W1/2 OF 1
IN OR 1812/1946
ATLANTIC HIGHLANDS SUB

HUNT ROBERT W
2024 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000F-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

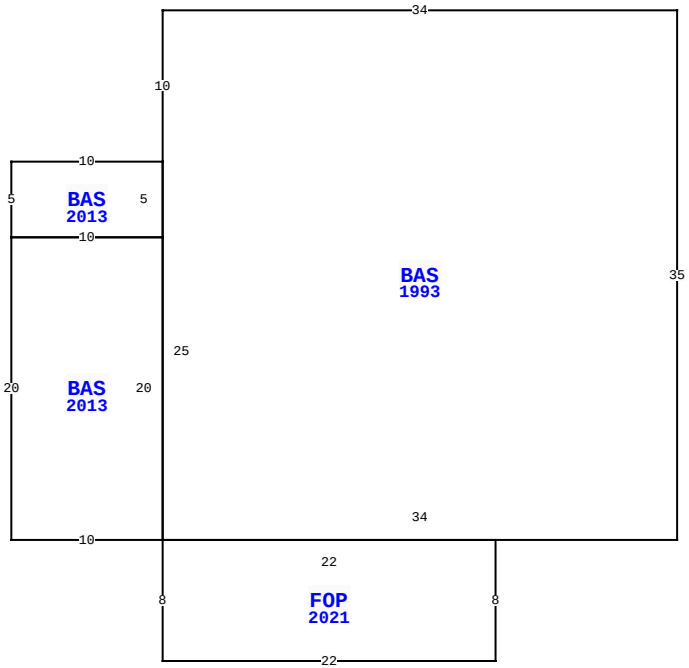
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,190	100	1993	1,190	99,063
BAS	50	100	2013	50	4,162
BAS	200	100	2013	200	16,649
FOP	176	30	2021	53	4,412
TOTALS	1,616			1,493	124,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	110.2620	110.26	164,618	1961	1970	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 2013 Heated Area: 1440 HX Base Yr 2013



2024 HIGHLAND ST, FERNANDINA BEACH

BLD DATE	08/13/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		124,287
TOTAL MARKET OB/XF VALUE		1,248
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		350,535
SOH/AGL Deduction		243,377
ASSESSED VALUE		107,158
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,436
TOTAL JUST VALUE		350,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200748	ADDITION	0	11/13/2020
20100838	H/AC	2,500	05/19/2010
B9610089	REPAIR/RRF	4,967	10/17/1996
4051	N/A	15,000	12/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1812/1946	9/10/2012	WD	Q	I	02	95,000
GRANTOR: JONES MADELYN C						
GRANTEE: HUNT ROBERT W						
0935/0316	6/05/2000	WD	Q	I		79,000
GRANTOR: TROWBRIDGE WAYNE ALLE						
GRANTEE: JONES MADELYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S10 BAS=[YR=2013] W10 S5 BAS=[YR=2013] S20 E10 N20 W10 $ E10 N5 $ S25 FOP=[YR=2021] S8 E22 N8 W22 $ E34 N35 $.

EXTRA FEATURES

LN	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	100	0	0	591.00	SF	6.50	6.50	100	1981	1981	3	32.5	1,248	

LAND DESCRIPTION

TOTAL OB/XF 1,248

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	67.00	138.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/29/2021 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS