BLOCK J LOT 1
IN OR 595 PG 180
ATLANTIC HIGHLANDS DB 39/296

PETERSON RONALD F & IRENE
1636 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000J-0010

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	14	CARPET 100
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

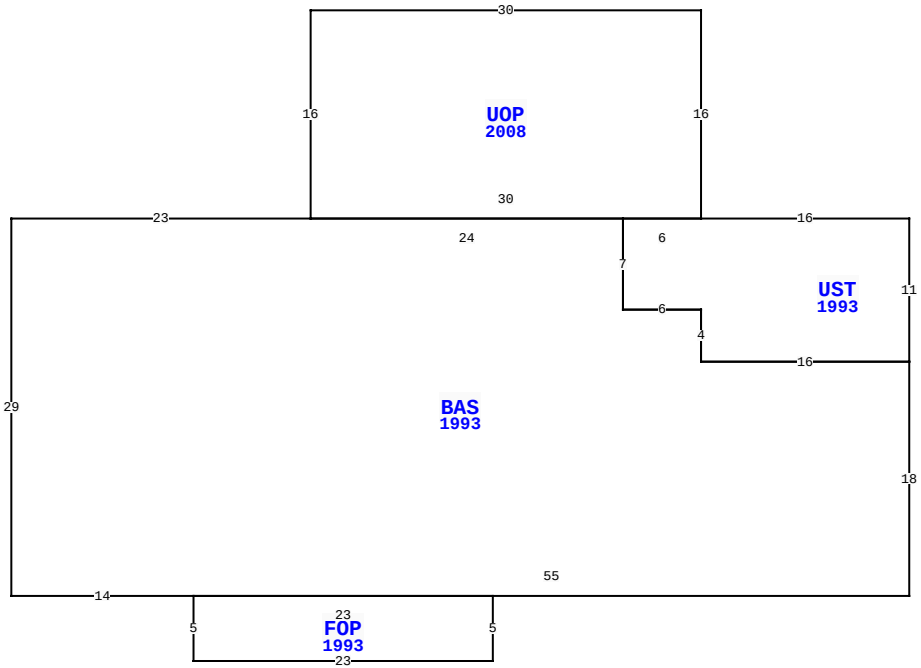
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1993	1,783	141,849
FOP	115	30	1993	34	2,705
UOP	480	20	2008	96	7,638
UST	218	45	1993	98	7,797
TOTALS	2,596			2,011	159,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,011	120.5400	120.54	242,406	1972	1976	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 1991 Heated Area: 1783 HX Base Yr 1991



1636 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		159,988
TOTAL MARKET OB/XF VALUE		3,077
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		463,065
SOH/AGL Deduction		313,344
ASSESSED VALUE		149,721
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,999
TOTAL JUST VALUE		463,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100559	WOOD FENCE	8,998	04/06/2010
20070046	REROOF W/30YR SHN	5,800	01/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0595/0108	4/16/1990	WD	Q	I		80,000
GRANTOR: JONES JOSEPH P & MER						
GRANTEE: PETERSON RONALD & I						
0221/0615	1/01/1976	WD	Q	I		41,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S29 E14 FOP=[YR=1993] S5 E23 N5 W23$ E55 N18 UST=[YR=1993] N11 W16 UOP=[YR=2008] N16 W30 S16 E30$ W6 S7 E6 S4 E16$ W16 N4 W6 N7 W24$.

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	0811	CONCRETE B	0	100	0	0	410.00	SF	5.20	5.20	100	1980	1980	3	30	640	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	1980	1980	3	30	897	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 3,077

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	134.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS