BLOCK J E1/2 OF LOT 2
ATLANTIC HIGHLANDS SUB
DB 39/297

BARNHILL AUSTIN JOHN & ANNIE PAGE
1624 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000J-0021

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

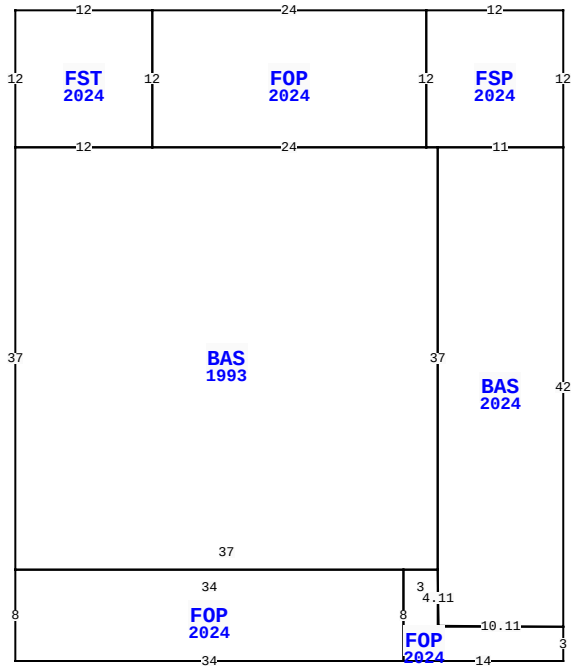
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,369	100	1993	1,369	147,179
BAS	462	100	2024	462	49,669
FOP	58	30	2024	17	1,827
FOP	272	30	2024	82	8,815
FOP	288	30	2024	86	9,246
FSP	144	40	2024	58	6,235
FST	144	55	2024	79	8,493
TOTALS	2,737			2,153	231,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	114.3660	114.37	246,239	1961	2016	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1831 HX Base Yr 2023



1624 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		231,465
TOTAL MARKET OB/XF VALUE		5,377
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		476,842
SOH/AGL Deduction		17,172
ASSESSED VALUE		459,670
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		408,948
TOTAL JUST VALUE		476,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211354	REMODEL	0	05/01/2021
20100762	REROOF W/25YR SHN	600	05/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/0569	12/02/2020	WD	Q	I	01	250,000
GRANTOR: CAMPBELL MARK R SUPPL						
GRANTEE: BARNHILL AUSTIN JOH						
2383/0200	6/15/2020	QC	U	I	11	100
GRANTOR: CAMPBELL ROBIN TROUT						
GRANTEE: CAMPBELL MARK R SUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-11,0] W1 W24 W12 S37 E37 N37 $
BAS=[YR=2024;ORIG=-11,0] E11 S42 W11 N5 N37 $
FOP=[YR=2024;ORIG=-48,37] E34 S8 W34 N8 $
FOP=[YR=2024;ORIG=-14,37] E3 D4.11R0.1 D0.1R10.11 S3 W14 N8 $
FST=[YR=2024;ORIG=-48,-12] E12 S12 W12 N12 $
FSP=[YR=2024;ORIG=-12,-12] E12 S12 W11 W1 N12 $
FOP=[YR=2024;ORIG=-36,-12] E24 S12 W24 N12 $
.

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	1,034.00	SF	5.20	5.20	100	2024	2023		100	5,377	

LAND DESCRIPTION

TOTAL OB/XF 5,377

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	137.00	1.00	LT		1.00	1.00	0.80	300,000.00	240,000.00	240,000							

REVIEW DATE 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS