BLOCK J LOT W1/2 OF 2
IN OR 716/1179
ATLANTIC HIGHLANDS SUB

BOWMAN MARY DONN
1622 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000J-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

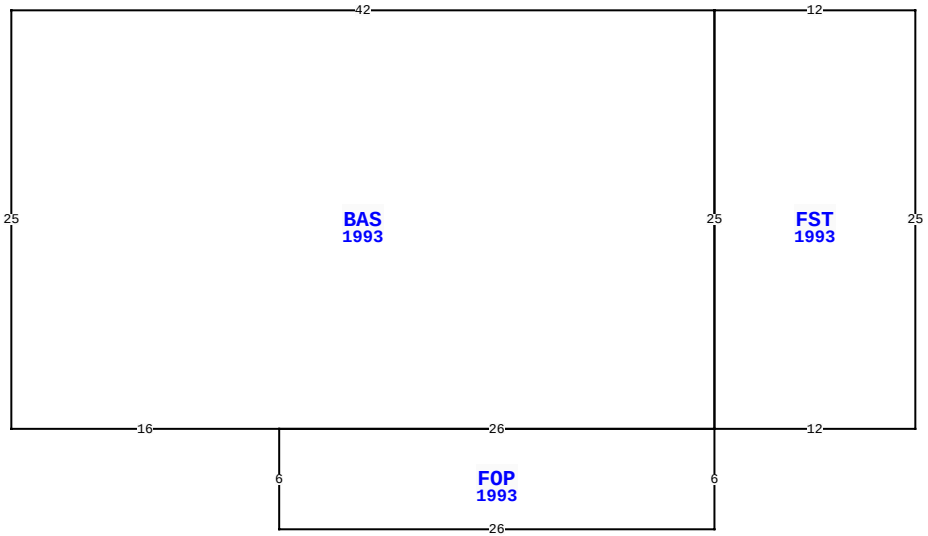
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	86,130
FOP	156	30	1993	47	3,855
FST	300	55	1993	165	13,535
TOTALS	1,506			1,262	103,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,262	117.5200	117.52	148,310	1961	1980	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 1995 Heated Area: 1050 HX Base Yr 1995



1622 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		103,520
TOTAL MARKET OB/XF VALUE		1,271
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		344,791
SOH/AGL Deduction		261,597
ASSESSED VALUE		83,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,472
TOTAL JUST VALUE		344,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8606	REPAIR/RRF	2,280	09/30/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0716/1179	10/21/1994	WD	Q	I		60,000

GRANTOR: NORTH 14TH ST BAPTIST

GRANTEE: BOWMAN MARY DONN

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W42 S25 E16 FOP=[YR=1993] S6 E26 N6 W26 $ E26 N25 $ S25 E12 N25 $.

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	192.00	SF	6.50	6.50	100	1961	1961	3	20	250	
2	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	1961	1961	3	20	421	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 1,271

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS