BLOCK J LOT 3
IN OR 412 PG 108
ATLANTIC HIGHLANDS SUB

WILDER EDNA JANE VANBEEK
1616 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000J-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

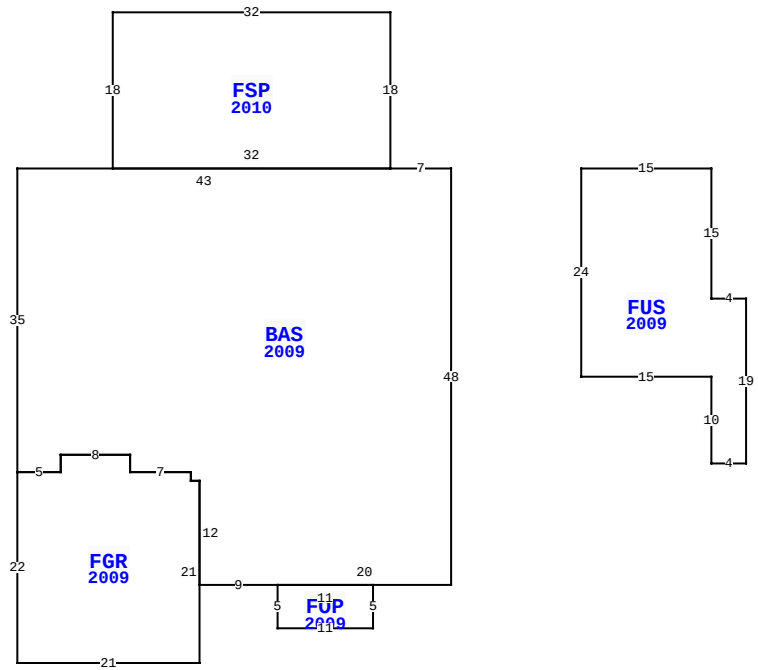
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,112	100	2009	2,112	213,529
FGR	477	55	2009	262	26,489
FOP	55	30	2009	16	1,618
FSP	576	40	2010	230	23,254
FUS	436	100	2009	436	44,081
TOTALS	3,656			3,056	308,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,056	109.2960	109.30	334,021	2009	2009	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 1985 Heated Area: 2548 HX Base Yr 1985



1616 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		308,969
TOTAL MARKET OB/XF VALUE		8,282
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		617,251
SOH/AGL Deduction		388,115
ASSESSED VALUE		229,136
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,414
TOTAL JUST VALUE		617,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100599	XFOB	2,000	04/14/2010
20100470	XFOB	4,000	03/19/2010
20091102	XFOB	1,920	08/21/2009
20091054	H/AC	6,750	08/11/2009
20090936	NEW CONSTR	2,000	07/17/2009
20090899	NEW CONSTR	8,052	07/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0412/0108	2/01/1984	WD	Q	V		12,000
GRANTOR:						
GRANTEE:						
0326/0470	12/01/1980	WD	Q	V		11,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	100	2009	2009	3	89	4,628	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2009	2009	3	89	434	

BUILDING DIMENSIONS

BAS=[YR=2009] W7 FSP=[YR=2010] N18W32S18 E32$W43S35
FGR=[YR=2009] S22E21N21W1 N1W7N2W8S2W5$ E5N2E8S2E7S1E1 S12
E9FOP=[YR=2009] S5E11N5W11$ E20 N48$ PTR=E15 FUS=[YR=2009]
S24E15S10 E4N19W4N15W15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 8,282

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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS