BLOCK J LOT 4
ATLANTIC HIGHLANDS SUB
DB 39/297

NORTHEY THOMAS J JR & AMEY LOU
1608 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000J-0040

NASSAU COUNTY PROPERTY

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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

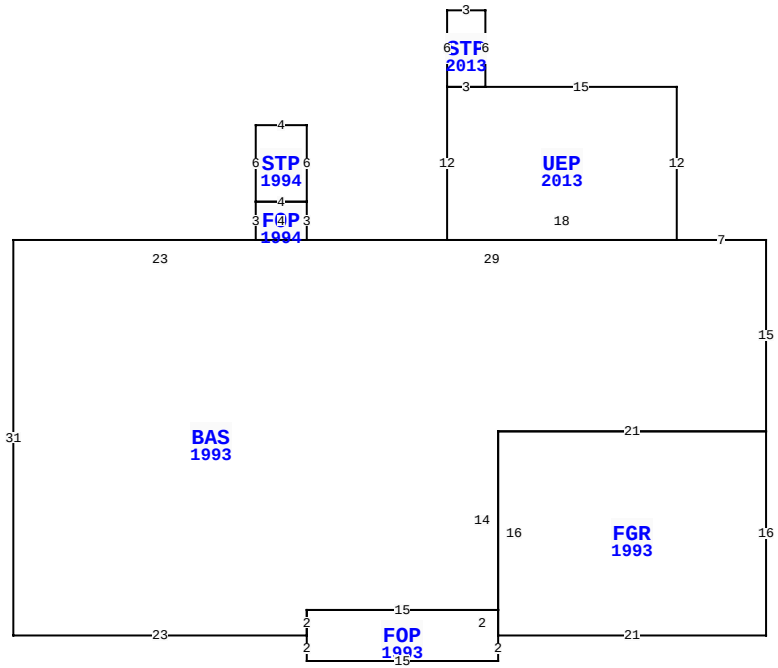
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1993	1,463	124,355
FGR	336	55	1993	185	15,725
FOP	60	30	1993	18	1,530
FOP	12	30	1994	4	340
STP	24	10	1994	2	170
STP	18	10	2013	2	170
UEP	216	60	2013	130	11,050
TOTALS	2,129			1,804	153,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	125.0000	125.00	225,500	1964	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1463 HX Base Yr 2020



1608 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		153,340
TOTAL MARKET OB/XF VALUE		3,095
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		456,435
SOH/AGL Deduction		225,726
ASSESSED VALUE		230,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,987
TOTAL JUST VALUE		456,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101296	H/AC	5,000	08/05/2010
20022067	REPAIR/RRF	2,000	12/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/1136	4/29/2019	WD	U	I	11	100
GRANTOR: NORTHEY LIVING TRUST						
GRANTEE: NORTHEY THOMAS J JR						
2272/1134	4/18/2019	WD	U	I	11	100
GRANTOR: ANDREWS SUE ELLEN						
GRANTEE: NORTHEY THOMAS J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 UEP=[YR=2013] N12 W15 STP=[YR=2013] N6 W3 S6 E3$ W3 S12 E18$ W29 FOP=[YR=1994] N3 STP=[YR=1994] N6 W4 S6 E4$ W4 S3 E4$ W23 S31 E23 FOP=[YR=1993] S2 E15 N2 FGR=[YR=1993] E21 N16 W21 S16 $N2 W15 S2 $ N2 E15 N14 E21 N15$.

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	1980	1980	3	44	1,540	
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	
3	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	100	1980	1980	3	30	1,123	

LAND DESCRIPTION

TOTAL OB/XF 3,095

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS