



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	330,417
BAS	90	100	2018	90	19,013
FBM	726	80	1993	581	122,744
FGR	600	55	1993	330	69,717
FOP	21	30	1993	6	1,267
FOP	65	30	1993	20	4,225
FOP	135	30	1993	40	8,450
FOP	432	30	2018	130	27,465
FUS	1,221	100	1993	1,221	257,954

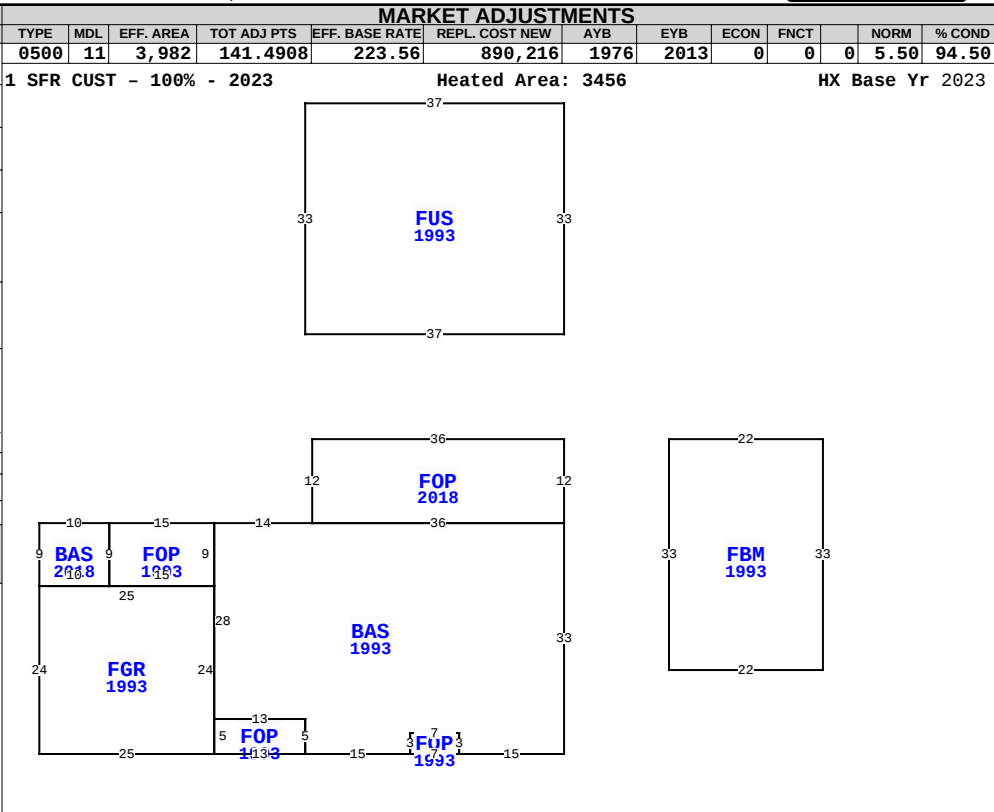
TOTALS	4,854			3,982	841,254
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EXTRA FEATURES

L N	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	0855	CONC PAVER	0	100	0	0	2,409.00	SF	10.00	10.00	100	2018	2018	3	97	23,367	
2	0855	CONC PAVER	0	100	0	0	496.00	SF	10.00	10.00	100	2018	2018	3	97	4,811	
3	0810	CONCRETE A	0	100	37	2	74.00	SF	6.50	6.50	100	1976	1976	3	26	125	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
5	0462	ST/AL FNC	0	100	0	0	1,250.00	SF	10.00	10.00	100	2018	2018	3	84	10,500	
6	0861	POOL GUNIT	0	100	0	0	688.00	SF	85.00	85.00	100	2018	2018	3	84	49,123	
7	0855	CONC PAVER	0	100	0	0	381.00	SF	40.00	40.00	100	2018	2018	3	97	14,783	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2018		78	1,560	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

1605 HIGHLAND ST, FERNANDINA BEACH

TOTAL OB/XF																	104,989
L N	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	0855	CONC PAVER	0	100	0	0	2,409.00	SF	10.00	10.00	100	2018	2018	3	97	23,367	
2	0855	CONC PAVER	0	100	0	0	496.00	SF	10.00	10.00	100	2018	2018	3	97	4,811	
3	0810	CONCRETE A	0	100	37	2	74.00	SF	6.50	6.50	100	1976	1976	3	26	125	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	36	720	
5	0462	ST/AL FNC	0	100	0	0	1,250.00	SF	10.00	10.00	100	2018	2018	3	84	10,500	
6	0861	POOL GUNIT	0	100	0	0	688.00	SF	85.00	85.00	100	2018	2018	3	84	49,123	
7	0855	CONC PAVER	0	100	0	0	381.00	SF	40.00	40.00	100	2018	2018	3	97	14,783	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2018		78	1,560	

LAND DESCRIPTION

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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							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		841,254
TOTAL MARKET OB/XF VALUE		104,989
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,246,243
SOH/AGL Deduction		164,426
ASSESSED VALUE		1,081,817
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,031,095
TOTAL JUST VALUE		1,246,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,185,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171470	SWIM POOL	50,000	05/15/2017
20162221	REMODEL	145,000	08/15/2016
20121099	H/AC	4,000	06/12/2012
20091760	H/AC	5,000	12/28/2009
20051139	REPLACE DOOR & RO	2,000	01/27/2005
20042367	RE-ROOF	8,000	12/15/2004

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
2750/1702	11/15/2024	QC U I	11 100
GRANTOR: MOUNTJOY MATTHEW W &			
GRANTEE: MOUNTJOY FAMILY TRU			
2746/1946	10/30/2024	QC U I	11 100
GRANTOR: MOUNTJOY FAMILY TRUST			
GRANTEE: MOUNTJOY MATTHEW W			

BUILDING NOTES			
BAS=[YR=1993;ORIG=-36,12] W14 S28 E13 S5 E15 N3 E7 S3 E15 N33 W36 \$			
FUS=[YR=1993;ORIG=0,-15] N33 W37 S33 E37 \$			
FBM=[YR=1993;ORIG=15,0] E22 S33 W22 N33 \$			
FGR=[YR=1993;ORIG=-75,21] S24 E25 N24 W25 \$			
FOP=[YR=2018;ORIG=0,0] W36 S12 E36 N12 \$			
FOP=[YR=1993;ORIG=-50,12] W15 S9 E15 N9 \$			
BAS=[YR=2018;ORIG=-65,12] W10 S9 E10 N9 \$			
FOP=[YR=1993;ORIG=-50,45] E13 N5 W13 S5 \$			
FOP=[YR=1993;ORIG=-22,45] E7 N3 W7 S3 \$			
PTR=[ORIG=0,0] E15 W15 \$			
PTR=[ORIG=0,0] N15 S15 \$			

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-36,12] W14 S28 E13 S5 E15 N3 E7 S3 E15 N33 W36 \$
FUS=[YR=1993;ORIG=0,-15] N33 W37 S33 E37 \$
FBM=[YR=1993;ORIG=15,0] E22 S33 W22 N33 \$
FGR=[YR=1993;ORIG=-75,21] S24 E25 N24 W25 \$
FOP=[YR=2018;ORIG=0,0] W36 S12 E36 N12 \$
FOP=[YR=1993;ORIG=-50,12] W15 S9 E15 N9 \$
BAS=[YR=2018;ORIG=-65,12] W10 S9 E10 N9 \$
FOP=[YR=1993;ORIG=-50,45] E13 N5 W13 S5 \$
FOP=[YR=1993;ORIG=-22,45] E7 N3 W7 S3 \$
PTR=[ORIG=0,0] E15 W15 \$
PTR=[ORIG=0,0] N15 S15 \$