BLOCK K LOT 6 (EX E 44 2/3 FT)
ATLANTIC HIGHLANDS SUB
DB 39/297

CONKIN MERLE E L/E/
1611 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000K-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

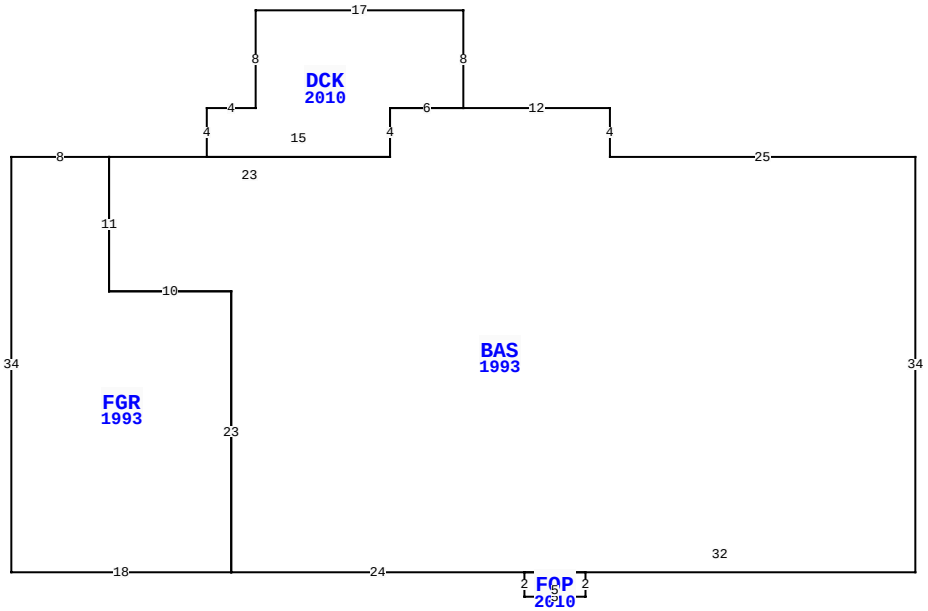
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	1993	2,086	200,635
DCK	196	10	2010	20	1,924
FGR	502	55	1993	276	26,546
FOP	10	30	2010	3	289
TOTALS	2,794			2,385	229,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,385	108.6820	108.68	259,202	1982	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 1983 Heated Area: 2086 HX Base Yr 1983



1611 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		229,394
TOTAL MARKET OB/XF VALUE		4,081
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		458,475
SOH/AGL Deduction		306,919
ASSESSED VALUE		151,556
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		95,834
TOTAL JUST VALUE		458,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111988	H/AC	4,500	11/04/2011
20091774	REMODEL	15,000	12/29/2009
20010639	REPAIR/RRF	4,000	04/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2799/70	7/02/2025	LE	U	I	11	100

GRANTOR: CONKIN MERLE E

GRANTEE: CARRELL JENNIFER LE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N4 W12 DCK=[YR=2010] N8 W17 S8W4S4E15N4E6$W6 S4 W23 FGR=[YR=1993] W8S34 E18N23W10N11$ S11E10S23E24 FOP=[YR=2010] S2E5N2W5$ E32N34$.

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	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	1,040.00	SF	6.50	6.50	100	1982	1982	3	35	2,366	

LAND DESCRIPTION

TOTAL OB/XF 4,081

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	89.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS