BLOCK K LOT W 44 2/3 FT OF 7
& E44 2/3 FT OF LOT 6
ATLANTIC HIGHLANDS SUB

CHRISTOPHER ANDREW MARK/COX CARLY ANN
1621 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000K-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	26	AL SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

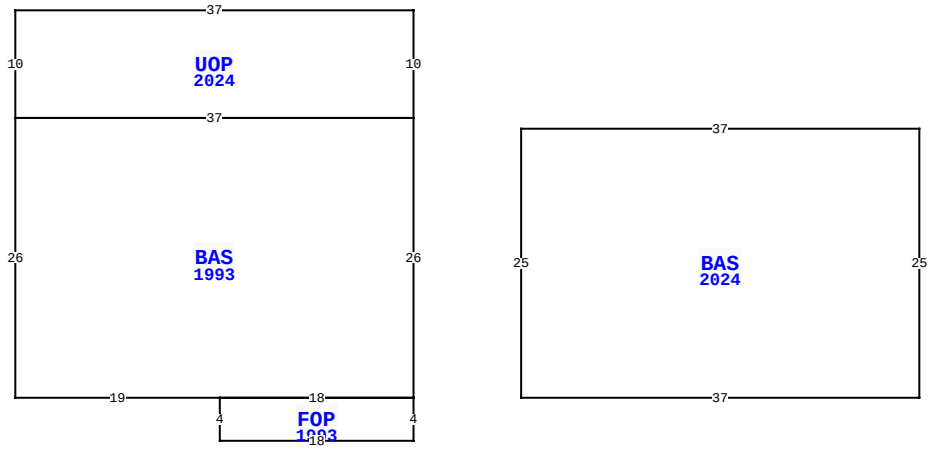
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	1993	962	146,222
BAS	925	100	2024	925	140,599
FOP	72	30	1993	22	3,344
UOP	370	20	2024	74	11,247
TOTALS	2,329			1,983	301,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,983	117.5020	155.10	307,563	1962	2020	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2025 Heated Area: 1887 HX Base Yr 2025



1621 HIGHLAND ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		301,412
TOTAL MARKET OB/XF VALUE		553
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		526,965
SOH/AGL Deduction		0
ASSESSED VALUE		526,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		476,243
TOTAL JUST VALUE		526,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230032	COC		07/17/2023
20230032	KITCHEN 3 BATHRMS	360,000	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/624	11/28/2023	WD	Q	I	01	675,000
GRANTOR: JREE LLC						
GRANTEE: CHRISTOPHER ANDREW						
2614/0039	1/18/2023	WD	Q	I	01	360,000
GRANTOR: KEMP C TODD ET AL						
GRANTEE: JREE LLC						

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	0811	CONCRETE B	0	100	0	0	532.00	SF	5.20	5.20	100	1962	1962	3	20	553	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,-1] W37 S26 E19 E18 N26 $
FOP=[YR=1993;ORIG=-18,25] S4 E18 N4 W18 $
UOP=[YR=2024;ORIG=-37,-1] E37 N10 W37 S10 $
BAS=[YR=2024;ORIG=10,0] E37 S25 W37 N25 $
.

LAND DESCRIPTION

TOTAL OB/XF 553

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	88.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/18/2023 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS