LOT 1
IN OR 1613/1687
FOREST HILLS 1 PB 2/76

SCHREIBER FAMILY TRUST/SCHREIBER JAMES M TRUSTEE
1802 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

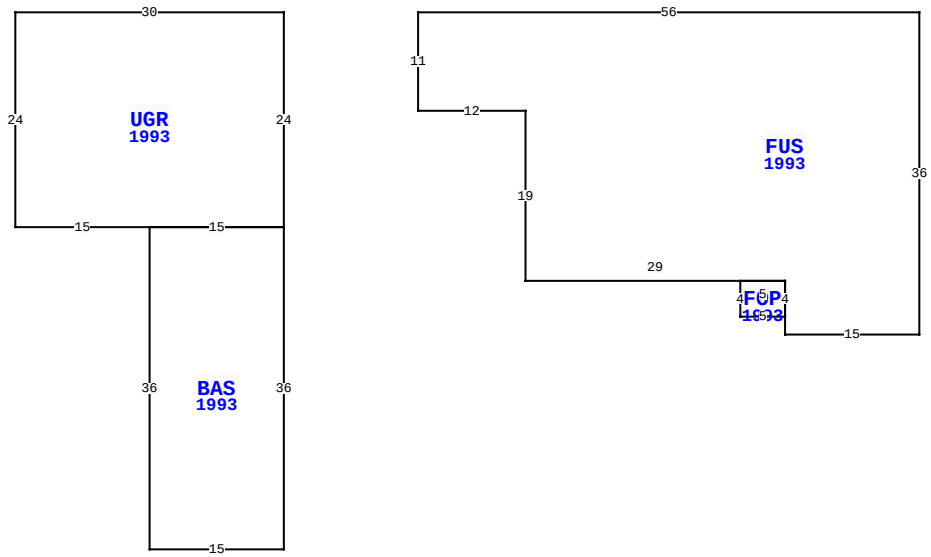
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	04	BUILT-UP 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	540	100	1993	540	50,978
FOP	20	30	1993	6	566
FUS	1,542	100	1993	1,542	145,570
UGR	720	45	1993	324	30,587
TOTALS	2,822			2,412	227,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,412	121.0300	121.03	291,924	1960	1990	0	0	0	22.00	78.00

1 SINGLE FAM – 0% - 0 Heated Area: 2082 HX Base Yr



325 STANLEY DR, 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	227,701
TOTAL MARKET OB/XF VALUE	5,228
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	532,929
SOH/AGL Deduction	123,140
ASSESSED VALUE	409,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,789
TOTAL JUST VALUE	532,929
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060401	REMODEL	500	02/28/2006
20040954	XFOB	5,000	05/24/2004
20040868	CHNGE SRVC	1,000	05/10/2004
7255	REPAIR/RRF	2,100	08/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0777	12/20/2019	WD	U	I	11	100
GRANTOR: SCHREIBER JAMES M & J						
GRANTEE: SCHREIBER FAMILY TR						
1613/1687	3/26/2009	WD	U	I	38	174,000
GRANTOR: MONTGOMERY JOHN D & P						
GRANTEE: SCHREIBER JAMES M &						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30 S24 E15 BAS=[YR=1993] S36 E15 N36 W15 $
E15 N24 $ PTR= E15 FUS=[YR=1993] E56 S36 W15 N2
FOP=[YR=1993] N4 W5 S4 E5 $ N4 W29 N19 W12 N11 $ W15 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1960	1960	3	21	735	
2	0810	CONCRETE A	0	0	0	0	2,196.00	SF	6.50	6.50	100	1970	1970	3	20	2,855	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
4	0825	BRICK	0	0	31	3	93.00	SF	12.50	12.50	100	1960	1960	3	36.6	425	
5	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	1960	1960	3	20	125	
6	0825	BRICK	0	0	9	4	36.00	SF	12.50	12.50	100	1960	1960	3	36.6	165	
7	0825	BRICK	0	0	10	11	110.00	SF	12.50	12.50	100	1960	1960	3	36.6	503	

LAND DESCRIPTION

TOTAL OB/XF 5,228

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	0	0006	R-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS