

FELKER BRAD M & AIMEE
1835 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128A-0043-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								227,343							
TOTAL MARKET OB/XF VALUE								1,326							
TOTAL LAND VALUE - MARKET								300,000							
TOTAL MARKET VALUE								528,669							
SOH/AGL Deduction								175,586							
ASSESSED VALUE								353,083							
TOTAL EXEMPTION VALUE								HX HB		50,722					
BASE TAXABLE VALUE								302,361							
TOTAL JUST VALUE								528,669							
NCON VALUE								22,988							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								471,708							
PERMIT NUM				DESCRIPTION				AMT				ISSUED			
2023-0528				ADD MASTER BATH								11/30/2023			
5398				REPAIR/RRF				4,000				05/30/1989			
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE						
2278/1567		5/28/2019		WD	Q	I	01		392,000						
GRANTOR: MORGAN AARON M & MELI															
GRANTEE: FELKER BRAD M & AIM															
1987/0466		6/22/2015		WD	Q	I	02		275,000						
GRANTOR: MOCK ELISHA P & JONAT															
GRANTEE: MORGAN AARON M & ME															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993;ORIG=-39,16] S15 E16 S17 E23 U16L0.1 U20R0.1 W11 S5 W28 \$															
FUS=[YR=1993;ORIG=17,16] S32 E14 N10 E4 N17 W4 N5 W14 \$															
UGR=[YR=1993;ORIG=-39,16] N1 W11 S20 E11 N19 \$															
DCK=[YR=1993;ORIG=-11,0] W12 S11 E12 N11 \$															
USP=[YR=2015;ORIG=0,0] W11 S11 E11 N11 \$															
FOP=[YR=1993;ORIG=-39,35] E16 N4 W16 S4 \$															
PTR=[ORIG=0,0] E10 S16 N16 W10 \$															
BAS=[YR=2025;ORIG=0,31] E11 S17 W11 N17 \$															
BAS=[YR=2025;ORIG=-38.11,16] E28 N5 W12 W16 D3.11L0.1 D1.1R0.1 \$															
.															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
00,000															
Common: 300,000															
PRINTED 07/30/2025 BY SYS															