

LOT 58 & S-1 OF LOT 58
IN OR 689/1484 & OR 940/384
FOREST HILLS #1 PB 2/76

O'BRIEN JAMES M & TINA K
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	3.	100
Units	0	100
Occupancy	00	NONE 100

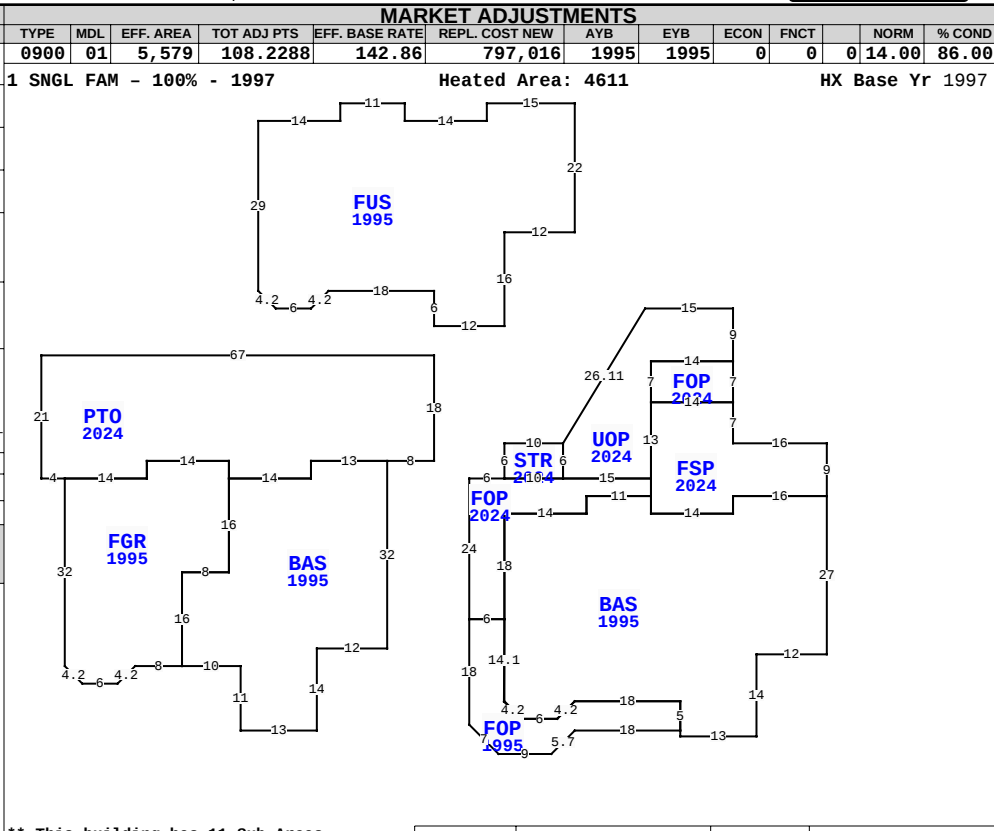
Quality	04	Quality Level 04
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1995	1,138	139,815
BAS	1,850	100	1995	1,850	227,290
FGR	837	55	1995	460	56,516
FOP	288	30	1995	86	10,566
FOP	98	30	2024	29	3,563
FOP	261	30	2024	78	9,583
FSP	410	40	2024	164	20,149
FUS	1,623	100	1995	1,623	199,401
PTO	1,302	5	2024	65	7,986
STR	60	10	2024	6	737
TOTALS	8,267			5,579	685,434



** This building has 11 Sub-Areas

1844 HIGHLAND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/18/2024 MLU

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	0810	CONCRETE A	0	100	0	0	3,231.00	SF	6.50	6.50	100	1995	1995	3	68	14,281	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	
3	0300	BOAT DCK W	0	100	0	0	904.00	SF	40.00	40.00	100	1995	1995	3	20	7,232	
4	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2013	2013	3	55	1,265	
5	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	1998	1998	3	25	1,040	
6	0350	CARPORT WD	0	100	28	12	336.00	SF	19.50	19.50	100	1998	1998	3	20	1,310	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
9	0861	POOL GUNIT	0	100	0	0	501.00	SF	85.00	85.00	100	2024	2023		98	41,733	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000131	C	RES CREEK	100		R-1	97.00	700.00	97.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	630,500
2	000131	C	RES CREEK	100		R-1	3.00	700.00	3.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	19,500

NASSAU COUNTY PROPERTY PAGE 1 of 2 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		685,434
TOTAL MARKET OB/XF VALUE		99,087
TOTAL LAND VALUE - MARKET		650,000
TOTAL MARKET VALUE		1,434,521
SOH/AGL Deduction		820,137
ASSESSED VALUE		614,384
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		563,662
TOTAL JUST VALUE		1,434,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,404,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200416	SWIM POOL	124,750	10/21/2020
20190416	REMODEL	0	07/17/2019
20090991	H/AC	3,800	07/27/2009
8414	NEW CONSTR	180,000	07/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0689/1484	10/06/1993	WD	Q	V	
					SALE PRICE
					90,000

GRANTOR: WILLIAMS W A TRUSTEE
GRANTEE: O'BRIEN JAMES & TIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=75,6] S27 W12 S14 W13 N1 N5 W18 D3L3 W6
U3L3 N14 N18 E14 N3 E11 S3 E14 N3 E16 \$
FUS=[YR=1995;ORIG=20,-23] N16 E12 N22 W15 S3 W14 N3 W11 S3
W14 S29 D3R3 E6 U3R3 E18 S6 E12 \$
BAS=[YR=1995;ORIG=0,0] W13 S3 W14 S16 W8 S16 E10 S11 E13 N14
E12 N32 \$
FGR=[YR=1995;ORIG=-27,3] N3 W14 S3 W14 S32 D3R3 E6 U3R3 E8
N16 E8 N16 \$
FSP=[YR=2024;ORIG=45,-10] E14 S7 E16 S9 W16 S3 W14 N3 N3 N13
\$
UOP=[YR=2024;ORIG=30,-3] U23R14 E15 S9 W14 S7 S13 W15 N6 \$
FOP=[YR=1995;ORIG=50,46] W18 D4L4 W9 U5L5 N18 E6 D14.1L0.1

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