LOT 59
IN OR 2128/551
FOREST HILLS 1

MINOR WILLIAM H III & VALERIE V
1840 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

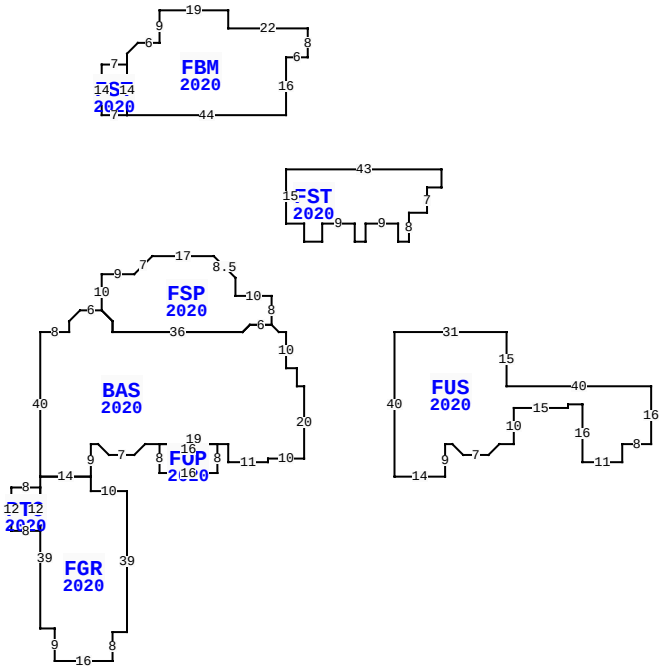
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		4.5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
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	2,533	100	2020	2,533	528,967
FBM	1,159	80	2020	927	193,586
FGR	1,116	55	2020	614	128,222
FOP	128	30	2020	38	7,936
FSP	774	40	2020	310	64,738
FST	98	55	2020	54	11,277
FST	645	55	2020	355	74,135
FUS	1,618	100	2020	1,618	337,888
PTO	96	5	2020	5	1,044
TOTALS	8,167			6,454	1,347,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,454	134.5248	212.55	1,371,798	2020	2020	0	0	0	1.75	98.25

2 SFR CUST - 100% - 2021 Heated Area: 5078 HX Base Yr 2021



1840 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,347,792
TOTAL MARKET OB/XF VALUE		206,892
TOTAL LAND VALUE - MARKET		682,500
TOTAL MARKET VALUE		2,237,184
SOH/AGL Deduction		788,443
ASSESSED VALUE		1,448,741
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,398,019
TOTAL JUST VALUE		2,237,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,179,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200806	XFOB	0	02/10/2021
20190446	SWIM POOL	35,000	08/19/2019
20190299	NEW CONSTR	0	06/11/2019
20190010	DEMOLITION	0	04/05/2019
20032284	H/AC	4,000	01/07/2003
8657	REPAIR/RRF	6,200	11/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0551	6/13/2017	WD	Q	I	01	745,000
GRANTOR: WYATT JAMIE ANN & NAN						
GRANTEE: MINOR WILLIAM H III						
2128/0548	6/05/2017	FJ	U	I	11	0
GRANTOR: STEWART BETTY WHITE E						
GRANTEE: WYATT JAMIE ANN & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W2 U2 L2 FSP=[YR=2020] N8 W10 N5 U6 L6 W17 D5 L5 W9 S10 D3 R3 S3 E36 U2 R2 E6 $ W6 D2 L2 W36 N3 U3 L3 W6 D3 L3 S3 W8 S40 FGR=[YR=2020] S3 PTO=[YR=2020] W8 S12 E8 N12 $ S39 E4 S9 E16 N8 E4 N39 W10 N4 W14 $ E14 N9 E2 D3 R3 E7 U3 R3 E4 FOP=[YR=2020] S8 E16 N8 W16 $ E19 S5 E11 N1 E10 N20 W2 N5 W3 N10 $ PTR= E30 FUS=[YR=2020] E31 S15 E40 S16 W8S5 W11 N16 W4 S1 W15 S10 W4 D3 L3 W7 U3 L3 W2 S9 W14 N40 $ W30$ PTR= N30 FST=[YR=2020] N15 E43 S5 W4 S7 W5 S8 W3 N5 W9S5 W3 N5 W9 S5 W5 N5 W5 $ S30 $ PTR= N60 FBM=[YR=2020] N16 E6 N8 W22 N5 W19 S9 W6 D3 L3 S3 FST=[YR=2020] W7 S14 E7 N14 $ S14 E44 $ S60 $.

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	0812	CONCRETE C	0	100	0	0	3,488.00	SF	4.00	4.00	100	2020	2020	3	98	13,673	
2	0861	POOL GUNIT	0	100	0	0	509.00	SF	85.00	85.00	100	2020	2020	3	90	38,939	
3	0855	CONC PAVER	0	100	0	0	4,344.00	SF	10.00	10.00	100	2020	2020	3	98	42,571	
4	0855	CONC PAVER	0	100	0	0	2,143.00	SF	10.00	10.00	100	2020	2020	3	98	21,001	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2020	2020	3	86	860	
6	1125	CB/STC 6"	0	100	0	0	1,136.00	SF	7.35	7.35	100	2020	2020	3	98	8,183	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980	
8	0300	BOAT DCK W	0	100	0	0	1,127.00	SF	40.00	40.00	100	2021	2021	3	93	41,924	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2021	2021	3	90	1,800	
10	0350	CARPORT WD	0	100	27	30	810.00	SF	13.00	13.00	100	2021	2021	3	90	9,477	

TOTAL OB/XF 180,408

LAND DESCRIPTION

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		R-1	105.00	600.00	105.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	682,500							

REVIEW DATE 01/14/2021 BY RK Total Acres: 0.00 Total Land Value: 682,500 Market: 0 Agricultural: 0 Common: 682,500 PRINTED 07/30/2025 BY SYS

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11	0303	FLT DOCK W	0	100	8	20	160.00	SF	26.00	26.00	100	2021	2021	3	93	3,869	
12	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2021	2021	3	90	2,070	
13	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2021	3	90	1,350	
14	0462	ST/AL FNC	0	100	0	0	2,064.00	SF	10.00	10.00	100	2021	2021	3	93	19,195	

LAND DESCRIPTION

TOTAL OB/XF 26,484

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

REVIEW DATE 01/14/2021 BY RK Total Acres: 0.00 Total Land Value: 682,500 Market: 0 Agricultural: 0 Common: 682,500 PRINTED 07/30/2025 BY SYS