

LOT 63 & FRAC OF LOT 64
OR 237/689 & OR 523/367
FOREST HILLS #1 PB 2/76

HOLLOWAY BETTY K/HOLLOWAY BETTY K L/E
1826 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0063-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

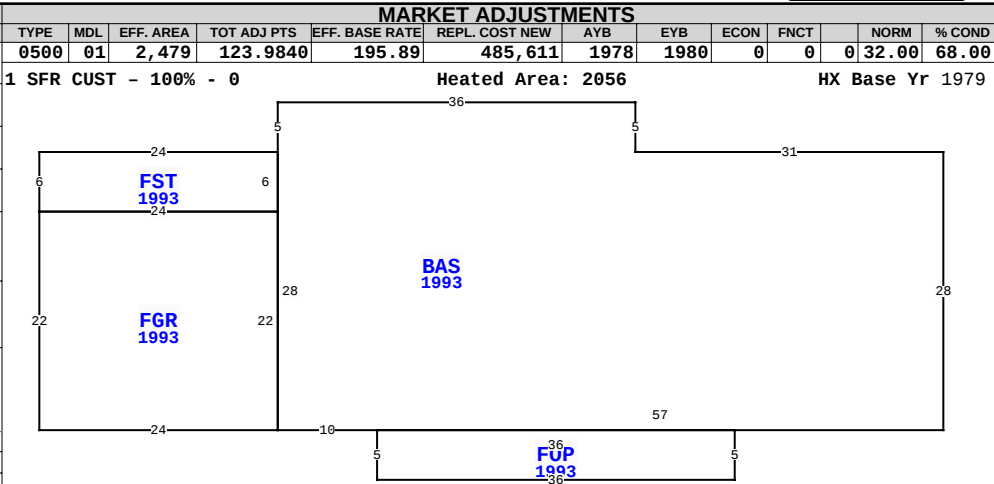
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	2,056	100	1993	2,056	273,870
FGR	528	55	1993	290	38,629
FOP	180	30	1993	54	7,193
FST	144	55	1993	79	10,523
TOTALS	2,908			2,479	330,215

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	34	10	340.00	SF	6.50
2	0801	ASPHALT A	0	100	0	0	1,960.00	SF	3.00
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0300	BOAT DCK W	0	100	175	4	700.00	SF	40.00
5	0825	BRICK	0	100	40	3	120.00	SF	12.50
6	0300	BOAT DCK W	0	100	0	0	760.00	SF	40.00
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		R-1	151.00	400.00	151.00



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

TOTAL OB/XF									
25,775									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		330,215	
TOTAL MARKET OB/XF VALUE		25,775	
TOTAL LAND VALUE - MARKET		981,500	
TOTAL MARKET VALUE		1,337,490	
SOH/AGL Deduction		1,009,725	
ASSESSED VALUE		327,765	
TOTAL EXEMPTION VALUE		HX HB WX SX	105,722
BASE TAXABLE VALUE		222,043	
TOTAL JUST VALUE		1,337,490	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,324,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070941	REPAIR/RRF	10,100	05/30/2007
20051474	CHNGE SRVC	1,000	03/29/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2026/1188	2/01/2016	WD U	I	16	
GRANTOR: HOLLOWAY KATHRYN CELE					
GRANTEE: HANSEN BRUCE E & RI					
0776/1129	11/08/1996	QC U	I	10	100
GRANTOR: BAXTER CHERYL A					
GRANTEE: HOLLOWAY FRANKLIN J					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W31 N5 W36 S5 FST=[YR=1993] W24 S6 FGR=[YR=1993] S22 E24 N22W24\$ E24N6\$ S28 E10 FOP=[YR=1993] S5 E36 N5W36\$ E57 N28\$.									