

LOT 65
IN OR 1875/1080
FOREST HILLS # 1 PB 2/76

BELL RANDALL A & ANNETTE D
1814 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ 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	

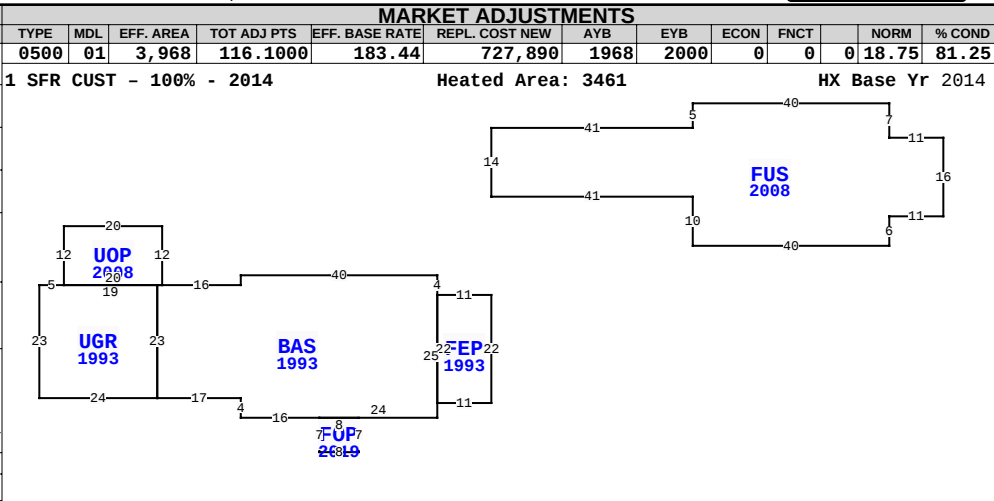
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1993	1,551	231,168
FEP	242	80	1993	194	28,914
FOP	56	30	2019	17	2,533
FUS	1,910	100	2008	1,910	284,676
UGR	552	45	1993	248	36,963
UOP	240	20	2008	48	7,154

TOTALS	4,551			3,968	591,411
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0803	ASPHALT C	0	100	0	0	2,636.00	SF	2.00
3	1076	TRELLIS A	0	100	21	16	336.00	SF	7.50
4	1242	WD DECK A	0	100	21	16	336.00	SF	10.00
5	0825	BRICK	0	100	0	0	244.00	SF	9.38

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	164.00	295.00	1.00

REVIEW DATE 08/29/2019 BY DJA



1814 HIGHLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
6,336									

TOTAL OB/XF									
6,336									

Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		591,411	
TOTAL MARKET OB/XF VALUE		6,336	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		972,747	
SOH/AGL Deduction		319,970	
ASSESSED VALUE		652,777	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		602,055	
TOTAL JUST VALUE		972,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		922,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190438	FOP	0	07/22/2019
20080355	UPGRADE 200 AMP	3,800	03/06/2008
20051648	METER CAN & RISER	45	04/21/2005
20051321	REROOF W/30YR SHN	5,000	02/25/2005
20010170	TAP=1	0	02/05/2001
5924	XF0B	2,000	04/17/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1875/1080	8/23/2013	WD Q	I	02	
GRANTOR: MULLIN MICHAEL S & KE					
GRANTEE: BELL RANDALL A & AN					
1798/1983	6/15/2012	TD Q	I	02	
GRANTOR: RUCKER CLAUDE LEE III					
GRANTEE: MULLIN MICHAEL S &					

BUILDING NOTES					

BUILDING DIMENSIONS					
FEP=[YR=1993] W11 BAS=[YR=1993] N4 W40 S2 W16 UOP=[YR=2008] N12 W20 S12 UGR=[YR=1993] W5 S23 E24 N23 W19\$ E20\$ W1 S23 E17 S4 E16 FOP=[YR=2019] S7 E8 N7 W8\$ E24 N25\$ S22 E11 N22\$ PTR=N20 FUS=[YR=2008] N14 E41 N5 E40 S7 E11 S16 W11 S6 W40 N10 W41 \$ S20\$.					

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