LOT 67
IN OR 933/1655 & OR 978/428
& IN OR 978/306

WATSON JOSEPH B & TINA M
1810 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0067-0000

BUILDING CHARACTERISTICS

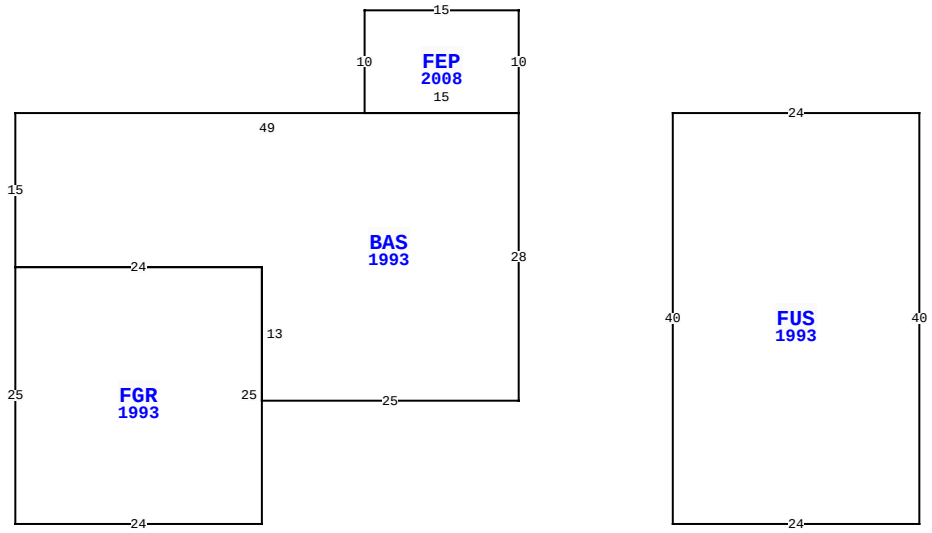
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 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	1,060	100	1993	1,060	131,231
FEP	150	80	2008	120	14,856
FGR	600	55	1993	330	40,855
FUS	960	100	1993	960	118,850
TOTALS	2,770			2,470	305,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	109.4400	144.46	356,816	1960	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 2001 Heated Area: 2020 HX Base Yr 2001



1810 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		305,791
TOTAL MARKET OB/XF VALUE		8,255
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		614,046
SOH/AGL Deduction		397,989
ASSESSED VALUE		216,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		165,335
TOTAL JUST VALUE		614,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060661	XFOB	500	04/01/2006
20041268	OTHER	1,000	07/09/2004
20010529	XFOB	1,000	03/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0978/0428	3/29/2001	WD	U	I	10	100
GRANTOR: HOFSTEE JANICE FIELDI						
GRANTEE: WATSON JOSEPH B & T						
0978/0306	3/29/2001	WD	U	I	10	100
GRANTOR: ECKERT MARILYN FIELDI						
GRANTEE: WATSON JOSEPH B & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S15 FGR=[YR=1993] S25 E24 N25 W24$ E24 S13 E25 N28 $ FEP=[YR=2008] N10 W15 S10E15 $PTR= E15 FUS=[YR=1993] E24 S40 W24 N40 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0825	BRICK	0	100	0	0	62.00	SF	12.50	12.50	100	1960	1960	3	36.6	284	
3	0810	CONCRETE A	0	100	0	0	2,000.00	SF	6.50	6.50	100	1960	1960	3	20	2,600	
4	1242	WD DECK A	0	100	16	25	400.00	SF	10.00	10.00	100	2003	2003	3	20	800	
5	0830	FLAGSTONE	0	100	0	0	308.00	SF	12.00	12.00	100	2003	2003	3	82	3,031	

LAND DESCRIPTION

TOTAL OB/XF 8,255

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	0006	R-1	131.00	185.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS