

S51 FT OF LOT 135 & ALL OF 136
IN OR 659 PG 1300
FOREST HILLS # 3 PB 3/46

FRENCH BEVERLY A & LAWRENCE W
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0135-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,091	100	1993	2,091	139,081
FEP	242	80	1993	194	12,904
FGR	440	55	1993	242	16,097
PTO	180	5	1993	9	599
STP	24	10	1993	2	133
UBM	930	20	1993	186	12,372
TOTALS	3,907			2,724	181,184

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,345.00	SF	4.00
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
4	1127	BRICK 8"	0	100	0	0	228.00	SF	11.00

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	151.00	178.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,724	106.8480	106.85	291,059	1965	1965		0	0	37.75	62.25	
1 SINGLE FAM - 100% - 0 Heated Area: 2091 HX Base Yr 1993													
1923 HIGHLAND DR, FERNANDINA BEACH													
BLD DATE 10/11/2013 KK LGL DATE 04/09/2025 MLU													
XF DATE INC DATE													
AG DATE													

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1965	1965	3	26	910	
2	0812	CONCRETE C	0	100	0	0	1,345.00	SF	4.00	4.00	100	1965	1965	3	20	1,076	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	
4	1127	BRICK 8"	0	100	0	0	228.00	SF	11.00	11.00	100	1965	1965	3	44.8	1,124	

TOTAL OB/XF																	
3,638																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	151.00	178.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		181,184	
TOTAL MARKET OB/XF VALUE		3,638	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		484,822	
SOH/AGL Deduction		340,860	
ASSESSED VALUE		143,962	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		93,240	
TOTAL JUST VALUE		484,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,195	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0659/1300	5/29/1992	WD	Q	I	05	84,000	
GRANTOR: TIPTON JOHN & ROBT							
GRANTEE: FRENCH BEV & L W							
0655/1255	4/28/1992	QC	Q	I	01	100	
GRANTOR: TIPTON JOHN							
GRANTEE: TIPTON JOHN & ROBT							

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=1993] W21 S43 E14 S1 E1 S2 W1 S6 E20 N21 E8 S3 E2																	
STP=[YR=1993] S3 E8 N3 W8\$ E10 N3 E7 N21 PTO=[YR=1993] N10																	
W18 FEP=[YR=1993] W22 S11 E22 N11\$ S10 E18\$ W18 S1 W22 N11\$																	
PTR= E60 UBM=[YR=1993] E16 S3 E28 S7 E2 S3 W2 S9 W7 S4 W10																	
N4 W7 FGR=[YR=1993] S22 W20 N22 E20\$ W20 N22\$ W60\$.																	