LOT S1/2 OF 138 & N1/2 OF 139
FOREST HILLS # 3
PB 3/46

KELLER THOMAS GUY & DEBORAH B
1913 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0138-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

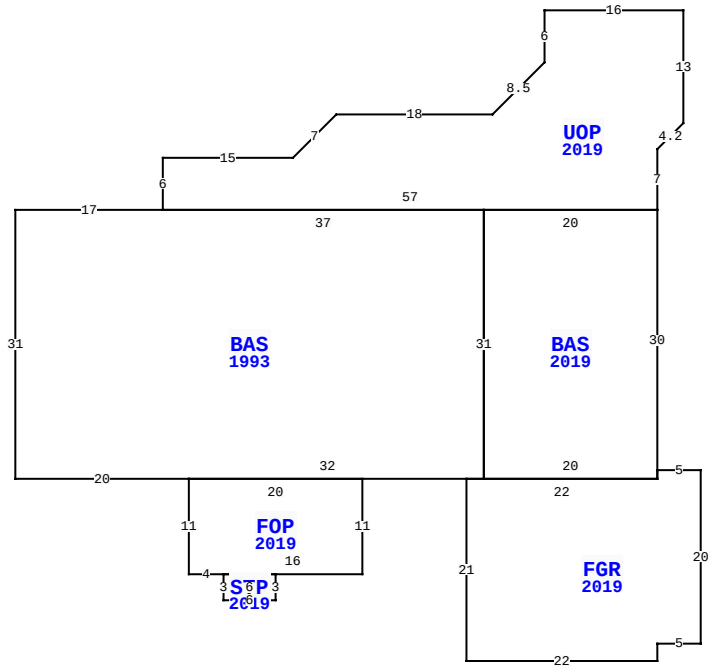
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1993	1,674	330,615
BAS	620	100	2019	620	122,450
FGR	562	55	2019	309	61,028
FOP	220	30	2019	66	13,035
STP	18	10	2019	2	395
UOP	757	20	2019	151	29,822
TOTALS	3,851			2,822	557,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,822	132.8800	209.95	592,479	1959	2015	0	0	0	5.93	94.07

1 SFR CUST – 100% - 2024 Heated Area: 2294 HX Base Yr 2024



1913 HIGHLAND DR, FERNANDINA BEACH

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

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	0801	ASPHALT A	0	100	101	15	1,110.00	SF	3.00	3.00	100	2004	2004	3	52	1,732	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	1959	1959	3	20	198	
3	0350	CARPORT WD	0	100	20	4	80.00	SF	13.00	13.00	100	2006	2006	3	24	250	
4	0940	SHEDS/PORT	0	100	20	4	80.00	SF	30.00	30.00	100	2006	2006	3	24	576	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		557,345
TOTAL MARKET OB/XF VALUE		2,756
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		860,101
SOH/AGL Deduction		25,710
ASSESSED VALUE		834,391
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		783,669
TOTAL JUST VALUE		860,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0907	POOL HOUSE 200HTD	95,000	03/11/2025
2024-0531	POOL	115,000	10/23/2024
20190145	REMODEL	0	02/15/2019
20052664	REPAIR/RRF	5,000	09/19/2005
BP4340	N/A	2,500	06/08/1987
2025-0911	NEW GAZEBO	30,000	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1584	12/07/2023	WD	Q	I	01	1,044,500
GRANTOR: POYNTER HEATHER & TIM						
GRANTEE: KELLER THOMAS GUY &						
2400/0329	10/08/2020	QC	U	I	11	120,500
GRANTOR: VANPUYMBROUCK HEATHER						
GRANTEE: POYNTER HEATHER & T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W16 S6 D6 L6 W18 D5 L5 W15 S6 BAS=[YR=1993] W17 S31 E20 FOP=[YR=2019] S11 E4 STP=[YR=2019] S3 E6 N3 W6$ E16 N11 W20$ E32 FGR=[YR=2019] S21 E22 N2 E5 N20 W5 BAS=[YR=2019] N30 W20 S31 E20 N1$ S1 W22 $ E2 N31 W37$ E57 N7 U3 R3 N13$.

LAND DESCRIPTION

TOTAL OB/XF 2,756

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	100.00	178.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/23/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS