LOT S1/2 OF 139 & N1/2 OF 140
FOREST HILLS # 3 PB 3/46

STEIN DOUGLAS R & ROBIN D L/E/
1909 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0139-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2.5 100
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

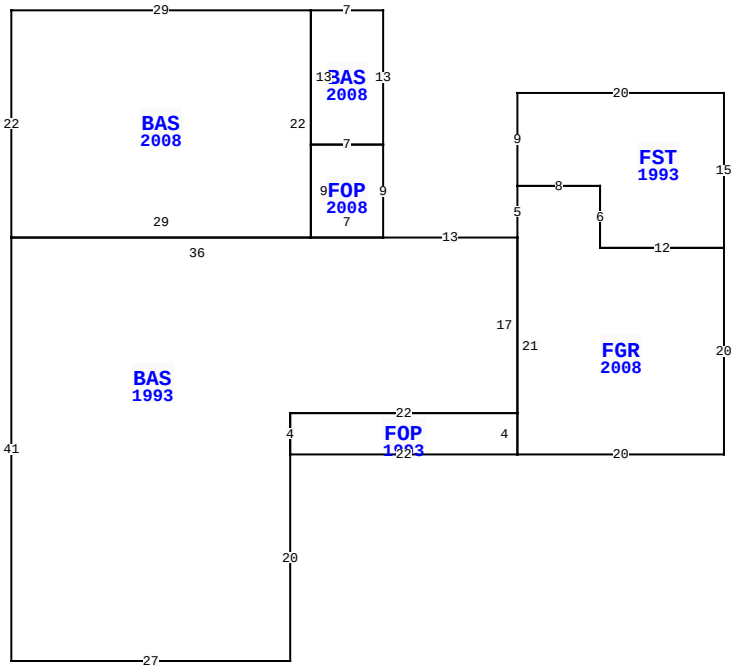
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1993	1,481	124,005
BAS	91	100	2008	91	7,619
BAS	638	100	2008	638	53,420
FGR	448	55	2008	246	20,598
FOP	88	30	1993	26	2,177
FOP	63	30	2008	19	1,591
FST	252	55	1993	139	11,639
TOTALS	3,061			2,640	221,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,640	115.9680	115.97	306,161	1960	1980	0	0	0	27.80	72.20

1 SINGLE FAM – 100% - 0 Heated Area: 2210 HX Base Yr 1987



1909 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,048
TOTAL MARKET OB/XF VALUE		8,013
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		529,061
SOH/AGL Deduction		383,291
ASSESSED VALUE		145,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,048
TOTAL JUST VALUE		529,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053058	REPAIR/RRF	3,000	11/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/1491	5/21/2025	LE	U	I	11	100
GRANTOR: STEIN DOUGLAS R & ROB						
GRANTEE: STEIN DOUGLAS RANDO						
494/1237	7/31/1986	WD	U	I		85,900
GRANTOR: WESLEY JAMES WILLIAM						
GRANTEE: STEIN DOUGLAS R & R						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W20 S9 FGR=[YR=2008] S5 BAS=[YR=1993] W13 FOP=[YR=2008] N9 BAS=[YR=2008] N13 W7 BAS=[YR=2008] W29 S22 E29 N22$ S13 E7$ W7 S9 E7$ W36 S41 E27 N20 FOP=[YR=1993] E22 N4 W22 S4$ N4 E22 N17$ S21 E20 N20 W12 N6 W8$ E8 S6 E12 N15$.

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	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	1980	1980	3	30	70	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
3	0812	CONCRETE C	0	100	0	0	2,693.00	SF	4.00	4.00	100	1990	1990	3	57	6,140	

LAND DESCRIPTION

TOTAL OB/XF 8,013

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