

LOT 142
IN OR 2230/1831
FOREST HILLS 3 PB 3/46

CARVALHO BRANDY J
1900 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1993	1,277	157,899
BAS	517	100	2013	517	63,927
FCP	342	25	2013	86	10,634
FOP	80	30	1993	24	2,967
FUS	832	100	1993	832	102,876
STP	16	10	2013	2	247
UOP	220	20	2013	44	5,440

TOTALS	3,284			2,782	343,991
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,090.00	SF	6.50
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0825	BRICK	0	100	53	2	106.00	SF	12.50
4	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00
5	0855	CONC PAVER	0	100	0	0	131.00	SF	10.00
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
7	1242	WD DECK A	0	100	0	0	403.00	SF	10.00

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	100.00	150.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,782	106.4448	140.51	390,899	1959	2000	0	0	12.00	88.00
1 SNGL FAM - 100% - 2019											
Heated Area: 2626											
HX Base Yr 2019											

1900 HIGHLAND DR, FERNANDINA BEACH	BLD DATE 12/11/2013	KK	LGL DATE	04/09/2025	MLU
	XF DATE		LAND 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	0810	CONCRETE A	0	100	0	0	1,090.00	SF	6.50	6.50	100	1980	1980	3	30	2,126	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1959	1959	3	20	400	
3	0825	BRICK	0	100	53	2	106.00	SF	12.50	12.50	100	2000	2000	3	93	1,232	
4	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00	10.00	100	2000	2000	3	77	1,232	
5	0855	CONC PAVER	0	100	0	0	131.00	SF	10.00	10.00	100	2010	2010	3	90	1,179	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1990	1990	3	20	1,000	
7	1242	WD DECK A	0	100	0	0	403.00	SF	10.00	10.00	100	2013	2013	3	55	2,217	

LAND DESCRIPTION										TOTAL OB/XF									
1	000100	C	RES	100	0006	R-1	100.00	150.00	1.00	LT	1.00	1.00	1.00	300,000.00	300,000.00	300,000			

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		343,991	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		653,377	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		342,415	
TOTAL EXEMPTION VALUE		HX HB		310,962	
BASE TAXABLE VALUE		TOTAL JUST VALUE		50,722	
TOTAL JUST VALUE		NCON VALUE		260,240	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				612,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131169	DECK	2,500	05/23/2013
20122169	METAL ROOF	7,013	10/19/2012
20011597	REMODEL	1,000	07/12/2001
2003257	XFOB	1,475	06/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2230/1831	10/15/2018	WD	Q	I	01	415,000	
GRANTOR: YOUNG MELISSA RUMSEY							
GRANTEE: CARVALHO BRANDY J							
1686/1639	6/28/2010	WD	U	I	11	270,000	
GRANTOR: NATIONAL RESIDENTIAL							
GRANTEE: YOUNG MELISSA RUMSEY							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 UOP=[YR=2013] N10 W22 S10 E22\$ W60 S10 BAS=[YR=2013] S22 E2 FCP=[YR=2013] S18 E19 N18 W19\$ E24 FOP=[YR=1993] S4 E2 STP=[YR=2013] S4 E4 N4 W4\$ E6 N10 W8 S6\$ N17 W11 N5 W15\$ E15 S5 E11 S11 E37 N26\$ PTR= E15 FUS=[YR=1993] E26 S32 W26 N32\$ W15\$.									