LOT 144
FOREST HILLS # 3 PB 3/46

GRAY DAVID COLQUITT L/E/
1910 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

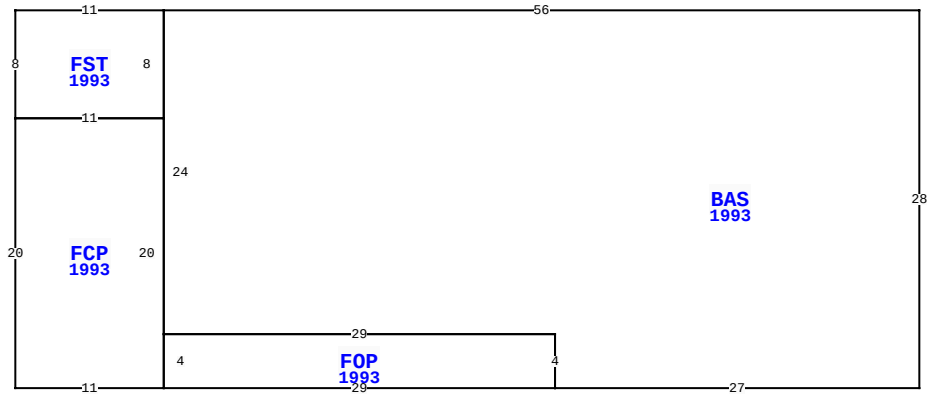
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,452	100	1993	1,452	135,152
FCP	220	25	1993	55	5,120
FOP	116	30	1993	35	3,258
FST	88	55	1993	48	4,468
TOTALS	1,876			1,590	147,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,590	125.3580	125.36	199,322	1959	1985	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 2015 Heated Area: 1452 HX Base Yr 2015



1910 HIGHLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,997
TOTAL MARKET OB/XF VALUE		2,565
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		450,562
SOH/AGL Deduction		256,686
ASSESSED VALUE		193,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		143,154
TOTAL JUST VALUE		450,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062376	REPAIR/RRF	5,900	10/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0713	7/07/2022	LE	U	I	11	100
GRANTOR: GRAY DAVID COLQUITT						
GRANTEE: GRAY AMY KATHERINE						
1929/1436	7/28/2014	WD	U	I	11	100
GRANTOR: GRAY BARBARA A						
GRANTEE: GRAY DAVID COLQUITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 FST=[YR=1993] W11 S8 FCP=[YR=1993] S20 E11 N20W11$ E11N8$ S24 FOP=[YR=1993] S4 E29 N4W29$ E29 S4 E27 N28$.

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	8	68	544.00	SF	6.50	6.50	100	1980	1980	3	30	1,061	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1983	1983	3	20	480	
4	1242	WD DECK A	0	100	9	18	162.00	SF	10.00	10.00	100	1983	1983	3	20	324	

LAND DESCRIPTION

TOTAL OB/XF 2,565

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	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS