LOT 146
IN OR 732 PG 330
FOREST HILLS 3 PB 3/46

HUGHES DONALD J & SUZANNE E
1918 HIGHLAND DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-128C-0146-0000**

## BUILDING CHARACTERISTICS

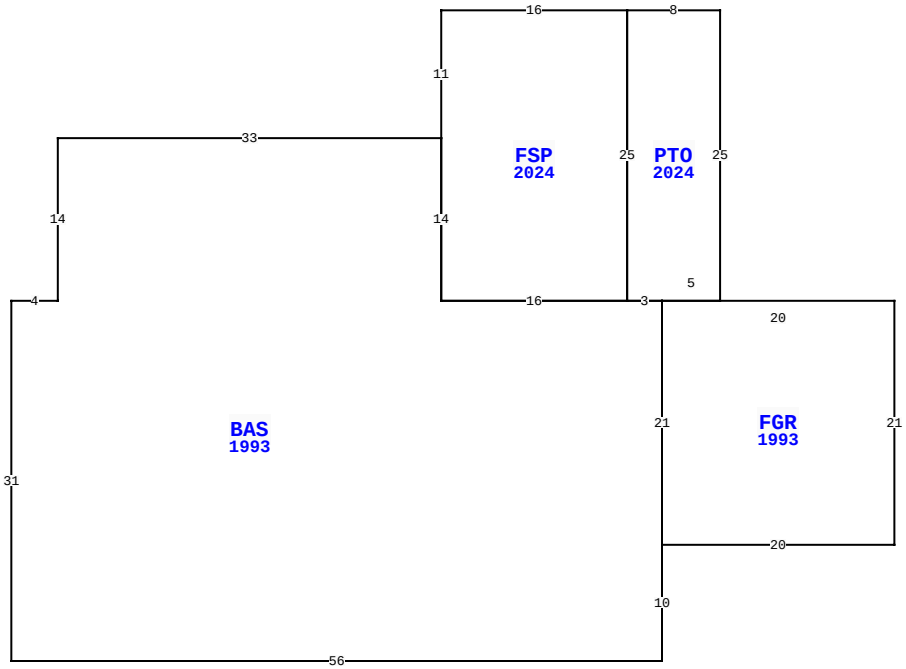
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 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 | 2,198 | 100 | 1993 | 2,198 | 224,974 |
| FGR | 420 | 55 | 1993 | 231 | 23,643 |
| FSP | 400 | 40 | 2024 | 160 | 16,376 |
| PTO | 200 | 5 | 2024 | 10 | 1,023 |
| TOTALS | 3,218 | | | 2,599 | 266,017 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,599 | 103.9680 | 137.24 | 356,687 | 1965 | 1980 | 0 | 0 | 0 | 25.42 | 74.58 |

1 SNGL FAM – 100% - 1996 Heated Area: 2198 HX Base Yr 1996




1918 HIGHLAND DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 266,017 |
| TOTAL MARKET OB/XF VALUE | | 1,209 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 567,226 |
| SOH/AGL Deduction | | 389,850 |
| ASSESSED VALUE | | 177,376 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 126,654 |
| TOTAL JUST VALUE | | 567,226 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 529,668 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211774 | ADDITION | 0 | 12/01/2021 |
| 20012437 | OTHER | 0 | 11/06/2001 |
| 20111894 | CHNGE SRVC | 0 | 08/20/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0732/0330 | 6/22/1995 | WD | Q | I | | 121,000 |
| GRANTOR: SMITH MICHAEL E | | | | | | |
| GRANTEE: HUGHES DONALD J & S | | | | | | |
| 0706/0250 | 6/02/1994 | WD | Q | I | | 85,000 |
| GRANTOR: NAUGHTON GEORGE M | | | | | | |
| GRANTEE: SMITH MICHAEL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 W16 N14 W33 S14 W4 S31 E56 N10 N21 $
FGR=[YR=1993;ORIG=0,21] E20 N21 W20 S21 $
FSP=[YR=2024;ORIG=-19,-25] E16 S25 W16 N14 N11 $
PTO=[YR=2024;ORIG=-3,-25] E8 S25 W5 W3 N25 $
.

## 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 | 620.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 1,209 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,209

| 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 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS