LOT 148
FOREST HILLS #3 PB 3/46

DEES JAMES JOSEPH & BREANNE J
1936 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0148-0000

BUILDING CHARACTERISTICS

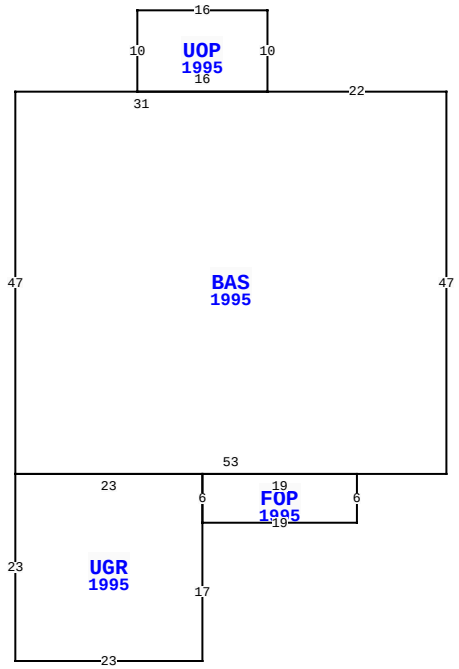
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,491	100	1995	2,491	297,528
FOP	114	30	1995	34	4,061
UGR	529	45	1995	238	28,427
UOP	160	20	1995	32	3,822
TOTALS	3,294			2,795	333,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,795	110.3520	145.66	407,120	1995	1995	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2022 Heated Area: 2491 HX Base Yr 2022



1936 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		333,838
TOTAL MARKET OB/XF VALUE		13,899
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		647,737
SOH/AGL Deduction		86,697
ASSESSED VALUE		561,040
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		510,318
TOTAL JUST VALUE		647,737
NCON VALUE		5,329
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		602,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0207	POOL		05/18/2023
8449	NEW CONSTR	87,300	07/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0226	10/18/2021	WD	Q	I	01	565,000
GRANTOR: DUKE RUTH H READER RE						
GRANTEE: DEES JAMES JOSEPH &						
1851/1881	4/09/2013	WD	U	I	30	100
GRANTOR: READER RUTH HARRIS DU						
GRANTEE: READER RUTH HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 UOP=[YR=1995] N10W16S10 E16 $ W31 S47
UGR=[YR=1995] S23 E23 N17 FOP=[YR=1995] E19 N6 W19 S6 $ N6
W23 $ E53 N47 $.

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	1,939.00	SF	6.50	6.50	100	1995	1995	3	68	8,570	
2	0861	POOL GUNIT	0	100	0	0	0.00	SF	85.00	85.00	100	2025	2024		100	0	
3	0845	KOOL DECK	0	100	0	0	735.00	SF	7.25	7.25	100	2025	2024		100	5,329	

LAND DESCRIPTION

TOTAL OB/XF 13,899

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 03/21/2024 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS