

BLOCK G LOT 4
IN OR 1889/611
OAK GROVE UNIT 2 PB 2/60

MADDOX KIM L & JAMES T
1409 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-042C-000G-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1993	1,356	111,968
FGR	390	55	1993	214	17,671
FOP	54	30	1993	16	1,321
USP	156	30	2013	47	3,881

TOTALS	1,956			1,633	134,840
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
5	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00
6	0350	CARPORT WD	0	0	5	60	300.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF	2100.00	150.00	100.00

REVIEW DATE	01/01/2023	BY	CD
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,633	131.0700	137.62	224,733	1955	1965	0	0	40.00	60.00
1 SINGLE FAM 0% - 0 Heated Area: 1356 HX Base Yr											
2018.00											
1952 PALM DR, FERNANDINA BEACH											

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE 134,840									
TOTAL MARKET OB/XF VALUE 1,980									
TOTAL LAND VALUE - MARKET 200,000									
TOTAL MARKET VALUE 336,820									
SOH/AGL Deduction 86,390									
ASSESSED VALUE 250,430									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 250,430									
TOTAL JUST VALUE 336,820									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 261,885									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R991509	REPAIR/RRF	0	01/03/1999
5303	CHNGE SRVC	675	08/18/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1889/0611	11/08/2013	WD	U	I	30	100	
GRANTOR: LANNON KIM ADRIENNE							
GRANTEE: MADDOX KIM L & JAME							
1212/1555	3/04/2004	WD	Q	I		135,000	
GRANTOR: BAILEY VICKY LYNN							
GRANTEE: LANNON KIM ADRIENNE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W47 USP=[YR=2013] N12 W13 S12 FGR=[YR=1993] S30 E13 N30 W13\$ E13\$ S30 E9 FOP=[YR=1993] E9 N6 W9 S6\$ N6 E9 S6 E29 N30\$.									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
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