



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories		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	1,611	100	1993	1,611	222,482
BAS	21	100	2024	21	2,900
BAS	1,352	100	2024	1,352	186,714
FOP	72	30	2024	22	3,038
FOP	240	30	2024	72	9,943
PTO	54	5	2024	3	415
TOTALS	3,350			3,081	425,492

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,081	101.3840	140.92	434,175	1955	2020	0	0	2.00	98.00	
1 SNGL FAM 100% - 2021 Heated Area: 2984 HX Base Yr 2021												
1700 HIGHLAND ST, FERNANDINA BEACH												
BLD DATE		07/24/2014		KK		LGL DATE		04/09/2025		MLU		
XF DATE						LAND DATE						
INC DATE						AG DATE						

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						451,558						
TOTAL MARKET OB/XF VALUE						52,695						
TOTAL LAND VALUE - MARKET						300,000						
TOTAL MARKET VALUE						804,253						
SOH/AGL Deduction						182,946						
ASSESSED VALUE						621,307						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						569,896						
TOTAL JUST VALUE						804,253						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						797,360						
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