

BLOCK J LOT 4
ATLANTIC HIGHLANDS SUB
DB 39/297

NORTHEY THOMAS J JR & AMEY LOU
1608 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000J-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	14	CARPET 100
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
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NEIGHBORHOOD/LOC	1007.00
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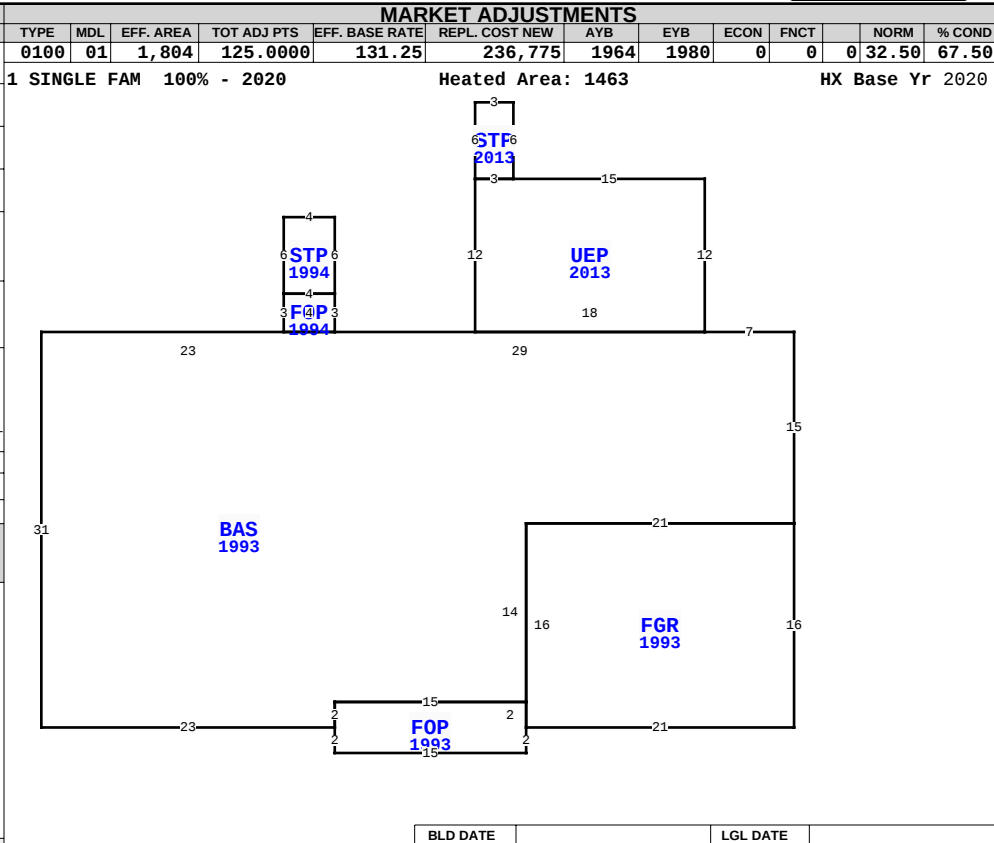
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1993	1,463	129,613
FGR	336	55	1993	185	16,390
FOP	60	30	1993	18	1,595
FOP	12	30	1994	4	354
STP	24	10	1994	2	178
STP	18	10	2013	2	178
UEP	216	60	2013	130	11,518
TOTALS	2,129			1,804	159,823

EXTRA FEATURES		
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L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF	30.00	30.00	100	1980	1980	3	20	432	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000

REVIEW DATE	01/01/2023	BY	CD
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1608 HIGHLAND ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											1,902		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE	VAL
06	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	300,000.00		300,000.00	3

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	159,823
TOTAL MARKET OB/XF VALUE	1,902
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	461,725
SOH/AGL Deduction	224,787
ASSESSED VALUE	236,938
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	185,527
TOTAL JUST VALUE	461,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101296	H/AC	5,000	08/05/2010
20022067	REPAIR/RRF	2,000	12/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/1136	4/29/2019	WD	U	I	11	100
GRANTOR: NORTHEY LIVING TRUST						
GRANTEE: NORTHEY THOMAS J JR						
2272/1134	4/18/2019	WD	U	I	11	100
GRANTOR: ANDREWS SUE ELLEN						
GRANTEE: NORTHEY THOMAS J JR						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W7 UEP=[YR=2013] N12 W15 STP=[YR=2013] N6 W3 S6 E3\$ W3 S12 E18\$ W29 FOP=[YR=1994] N3 STP=[YR=1994] N6 W4 S6 E4\$ W4 S3 E4\$ W23 S31 E23 FOP=[YR=1993] S2 E15 N2 FGR=[YR=1993] E21 N16 W21 S16 \$N2 W15 S2 \$ N2 E15 N14 E21 N15\$.		