

BLOCK K LOT 5
ATLANTIC HIGHLANDS SUB
DB 39/297

MOUNTJOY FAMILY TRUST/MOUNTJOY MATTHEW W TRUSTEE
1605 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000K-0050



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 75
Interior Wall	06	CUST PANEL 25
Interior Floo	12	HARDWOOD 75
Interior Floo	11	CLAY TILE 25
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.5	2.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 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	1,564	100	1993	1,564	386,547
BAS	90	100	2018	90	22,244
FBM	726	80	1993	581	143,596
FGR	600	55	1993	330	81,561
FOP	21	30	1993	6	1,483
FOP	65	30	1993	20	4,943
FOP	135	30	1993	40	9,886
FOP	432	30	2018	130	32,130
FUS	1,221	100	1993	1,221	301,774
TOTALS	4,854			3,982	984,164

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,982	158.8140	263.63	1,049,775	1976	2020	0	0	0	6.25 93.75
1 SFR CUST		100% - 2023		Heated Area: 3456				HX Base Yr 2023			
1605 HIGHLAND ST, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU
TOTAL OB/XF			
67,180			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	134.00	137.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		984,164	
TOTAL MARKET OB/XF VALUE		67,180	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,351,344	
SOH/AGL Deduction		240,318	
ASSESSED VALUE		1,111,026	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		1,059,615	
TOTAL JUST VALUE		1,351,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,246,243	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171470	SWIM POOL	50,000	05/15/2017
20162221	REMODEL	145,000	08/15/2016
20121099	H/AC	4,000	06/12/2012
20091760	H/AC	5,000	12/28/2009
20051139	REPLACE DOOR & RO	2,000	01/27/2005
20042367	RE-ROOF	8,000	12/15/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2750/1702	11/15/2024	QC	U	I	11
GRANTOR: MOUNTJOY MATTHEW W &					
GRANTEE: MOUNTJOY FAMILY TRU					
2746/1946	10/30/2024	QC	U	I	11
GRANTOR: MOUNTJOY FAMILY TRUST					
GRANTEE: MOUNTJOY MATTHEW W					

BUILDING NOTES									
BAS=[YR=1993;ORIG=-36,12] W14 S28 E13 S5 E15 N3 E7 S3 E15 N33 W36 \$									
FUS=[YR=1993;ORIG=0,-15] N33 W37 S33 E37 \$									
FBM=[YR=1993;ORIG=15,0] E22 S33 W22 N33 \$									
FGR=[YR=1993;ORIG=-75,21] S24 E25 N24 W25 \$									
FOP=[YR=2018;ORIG=0,0] W36 S12 E36 N12 \$									
FOP=[YR=1993;ORIG=-50,12] W15 S9 E15 N9 \$									
BAS=[YR=2018;ORIG=-65,12] W10 S9 E10 N9 \$									
FOP=[YR=1993;ORIG=-50,45] E13 N5 W13 S5 \$									
FOP=[YR=1993;ORIG=-22,45] E7 N3 W7 S3 \$									
PTR=[ORIG=0,0] E15 W15 \$									
PTR=[ORIG=0,0] N15 S15 \$									