BLOCK K LOT E 89 1/3 FT OF 7
IN OR 2045/38
ATLANTIC HIGHLANDS SUB

HENDRIX KEITH
1627 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1060-000K-0071

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

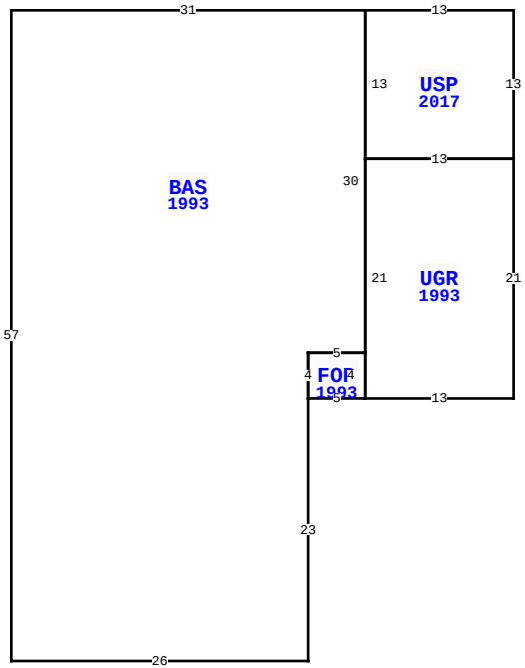
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,632	100	1993	1,632	173,147
FOP	20	30	1993	6	637
UGR	273	45	1993	123	13,050
USP	169	30	2017	51	5,411
TOTALS	2,094			1,812	192,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	122.4750	128.60	233,023	1962	1990	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2017 Heated Area: 1632 HX Base Yr 2017



1627 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,244
TOTAL MARKET OB/XF VALUE		1,850
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		449,094
SOH/AGL Deduction		256,930
ASSESSED VALUE		192,164
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		135,753
TOTAL JUST VALUE		449,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172620	ENCLOSURE	13,020	08/22/2017
20051765	REPAIR/RRF	3,000	05/10/2005
9385	REPAIR/RRF	6,276	10/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2045/0038	5/11/2016	WD	Q	I	01	232,000
GRANTOR: GIRARD SUSAN L & ROBE						
GRANTEE: HENDRIX KEITH & LAU						
1862/0572	6/17/2013	CT	U	I	18	85,100
GRANTOR: CLERK OF COURT						
GRANTEE: GIRARD SUSAN L						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] W13 BAS=[YR=1993] W31 S57 E26 N23 FOP=[YR=1993] E5 UGR=[YR=1993] E13 N21 W13S21$ N4 W5S4$ N4 E5 N30 $ S13 E13 N13$.

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	0940	SHEDS/PORT	0	100	18	10	180.00	SF	30.00	30.00	100	1985	1985	3	20	1,080	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	22	770	

LAND DESCRIPTION

TOTAL OB/XF 1,850

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	89.00	137.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS