

LOT 41
FOREST HILLS # 1 PB 2/76

ROWE ELI D & AMELIA B
1827 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128A-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,297	100	1993	1,297	112,850
BAS	24	100	2021	24	2,088
BAS	240	100	2021	240	20,882
FOP	42	30	1993	13	1,131
FUS	783	100	1993	783	68,128
PTO	180	5	1993	9	783
STP	15	10	1993	2	174
TOTALS	2,581			2,368	206,036

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	100	16	24	384.00	SF	35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	93.00	210.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,368	111.2300	116.79	276,559	1964	1980	0	0
1 SINGLE FAM 100% - 2020 Heated Area: 2344 HX Base Yr 2020									

1827 HIGHLAND DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/09/2025 MLU									

TOTAL OB/XF									
4,066									
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	93.00	210.00	1.00

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
206,036									
TOTAL MARKET OB/XF VALUE									
4,066									
TOTAL LAND VALUE - MARKET									
300,000									
TOTAL MARKET VALUE									
510,102									
SOH/AGL Deduction									
245,872									
ASSESSED VALUE									
264,230									
TOTAL EXEMPTION VALUE									
HX HB 51,411									
BASE TAXABLE VALUE									
212,819									
TOTAL JUST VALUE									
510,102									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
503,118									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020744	ADDITION	0	02/11/2021
983074	GARAGE	7,000	10/27/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2274/1752	5/15/2019	WD	Q	I	01	379,000
GRANTOR: WILLIAMS MINDY						
GRANTEE: ROWE ELI D & AMELIA						
2038/1757	3/31/2016	QC	U	I	11	100
GRANTOR: MEEKS JO ANN						
GRANTEE: WILLIAMS MINDY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W18 S10 BAS=[YR=1993] W3 STP=[YR=1993] N3 W5 S3 E5 \$ W28 S29 E23 FOP=[YR=1993] S7 E6 N7 W6 \$ E6 S7 E8 BAS=[YR=2021] E12 N20 W12 BAS=[YR=2021] W6 S4 E6 N4 \$ S20 \$ N16 W6 N4 E18 N16 W18 \$ E18 N10 \$ PTR= E15 FUS=[YR=1993] E27 S29 W27 N29 \$ W15 \$.									