

S51 FT OF LOT 135 & ALL OF 136
IN OR 659 PG 1300
FOREST HILLS # 3 PB 3/46

FRENCH BEVERLY A & LAWRENCE W
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0135-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
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
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	1993	2,091	144,906
FEP	242	80	1993	194	13,444
FGR	440	55	1993	242	16,771
PTO	180	5	1993	9	624
STP	24	10	1993	2	138
UBM	930	20	1993	186	12,890
TOTALS	3,907			2,724	188,773

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0500	FP-PRE FAB	0 100	0 0	1.00
3	0940	SHEDS/PORT	0 100	10 8	80.00

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	1965	1965	3	25	875	
3	0940	SHEDS/PORT	0 100	10 8	80.00	SF	30.00	30.00	100	2005	2005	3	21	504	

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	R-1	151.00	178.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 01/01/2023 BY CD

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,724	106.8480	112.19	305,606	1965	1965	0	0	38.23	61.77
1 SINGLE FAM 100% - 0 Heated Area: 2091 HX Base Yr 1993											
1923 HIGHLAND DR, FERNANDINA BEACH											
BLD DATE 10/11/2013 KK LGL DATE 04/09/2025 MLU											
XF DATE											
INC DATE											
AG DATE											

TOTAL OB/XF														
1,379														

TOTAL OB/XF													1,379	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
06	R-1	151.00	178.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	:		

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			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		188,773	
TOTAL MARKET OB/XF VALUE		1,379	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		490,152	
SOH/AGL Deduction		342,303	
ASSESSED VALUE		147,849	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		96,438	
TOTAL JUST VALUE		490,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,822	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0659/1300	5/29/1992	WD	Q	I	05	84,000	
GRANTOR: TIPTON JOHN & ROBT							
GRANTEE: FRENCH BEV & L W							
0655/1255	4/28/1992	QC	Q	I	01	100	
GRANTOR: TIPTON JOHN							
GRANTEE: TIPTON JOHN & ROBT							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=1993] W21 S43 E14 S1 E1 S2 W1 S6 E20 N21 E8 S3 E2 STP=[YR=1993] S3 E8 N3 W8\$ E10 N3 E7 N21 PTO=[YR=1993] N10 W18 FEP=[YR=1993] W22 S11 E22 N11\$ S10 E18\$ W18 S1 W22 N11\$ PTR= E60 UBM=[YR=1993] E16 S3 E28 S7 E2 S3 W2 S9 W7 S4 W10 N4 W7 FGR=[YR=1993] S22 W20 N22 E20\$ W20 N22\$ W60\$.														

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