LOT S1/2 OF 138 & N1/2 OF 139
FOREST HILLS # 3
PB 3/46

KELLER FAMILY TRUST/KELLER THOMAS GUY TRUSTEE
1913 HIGHLAND DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-128C-0138-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

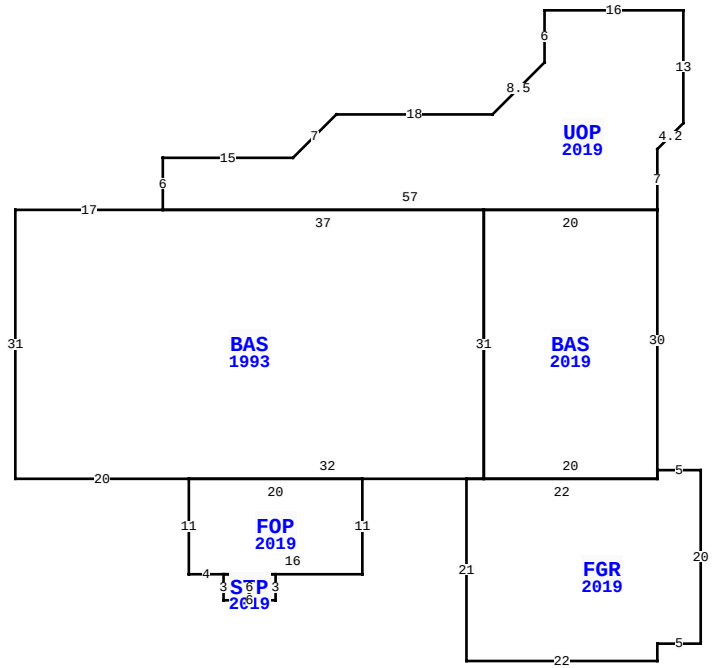
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 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 | 1,674 | 100 | 1993 | 1,674 | 344,880 |
| BAS | 620 | 100 | 2019 | 620 | 127,734 |
| FGR | 562 | 55 | 2019 | 309 | 63,661 |
| FOP | 220 | 30 | 2019 | 66 | 13,597 |
| STP | 18 | 10 | 2019 | 2 | 412 |
| UOP | 757 | 20 | 2019 | 151 | 31,110 |
| TOTALS | 3,851 | | | 2,822 | 581,394 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,822 | 132.8800 | 220.58 | 622,477 | 1959 | 2015 | 0 | 0 | 0 | 6.60 | 93.40 |

1 SFR CUST 100% - 2024 Heated Area: 2294 HX Base Yr 2024




1913 HIGHLAND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 581,394 |
| TOTAL MARKET OB/XF VALUE | | 60,757 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 942,151 |
| SOH/AGL Deduction | | 25,231 |
| ASSESSED VALUE | | 916,920 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 865,509 |
| TOTAL JUST VALUE | | 942,151 |
| NCON VALUE | | 60,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 860,101 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2025-0907 | POOL HOUSE 200HTD | 95,000 | 03/11/2025 |
| 2024-0531 | POOL | 115,000 | 10/23/2024 |
| 20190145 | REMODEL | 0 | 02/15/2019 |
| 20052664 | REPAIR/RRF | 5,000 | 09/19/2005 |
| BP4340 | N/A | 2,500 | 06/08/1987 |
| 2025-0911 | NEW GAZEBO | 30,000 | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2809/1561 | 8/01/2025 | WD | U | I | 11 | 100 |
| GRANTOR: KELLER THOMAS GUY & D | | | | | | |
| GRANTEE: KELLER FAMILY TRUST | | | | | | |
| 2683/1584 | 12/07/2023 | WD | Q | I | 01 | 1,044,500 |
| GRANTOR: POYNTER HEATHER & TIM | | | | | | |
| GRANTEE: KELLER THOMAS GUY & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2019] W16 S6 D6 L6 W18 D5 L5 W15 S6 BAS=[YR=1993] W17 S31 E20 FOP=[YR=2019] S11 E4 STP=[YR=2019] S3 E6 N3 W6$ E16 N11 W20$ E32 FGR=[YR=2019] S21 E22 N2 E5 N20 W5 BAS=[YR=2019] N30 W20 S31 E20 N1$ S1 W22 $ E2 N31 W37$ E57 N7 U3 R3 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0350 | CARPORT WD | 0 | 100 | 20 | 4 | 80.00 | SF | 13.00 | 13.00 | 100 | 2006 | 2006 | 3 | 22 | 229 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 20 | 4 | 80.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 22 | 528 | |
| 5 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 60,000.00 | 60,000.00 | 100 | 2026 | 2025 | 05 | 100 | 60,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 60,757

| 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 | 100.00 | 178.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS