LOT S1/2 OF 139 & N1/2 OF 140
FOREST HILLS # 3 PB 3/46

STEIN DOUGLAS R & ROBIN D L/E/
1909 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-128C-0139-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 10 | ABOVE AVG 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 2.5 100 |
| 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 |

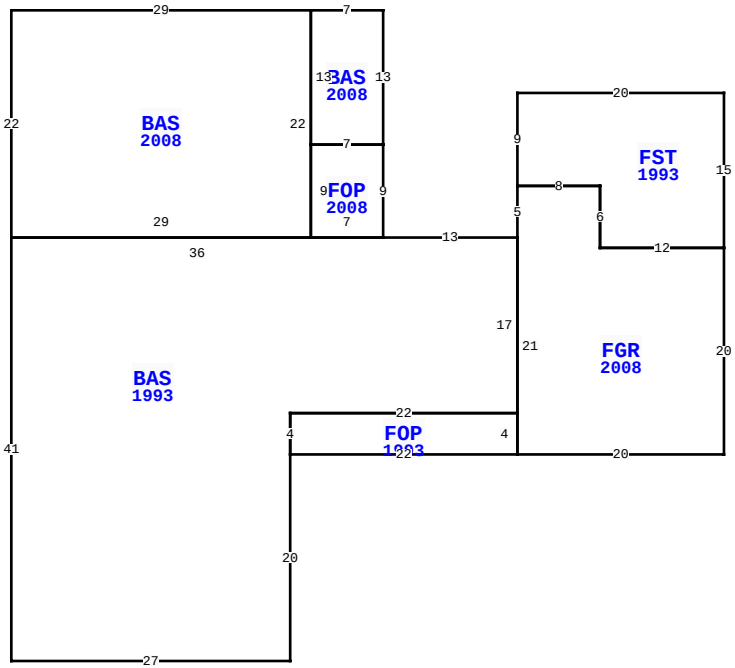
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,481 | 100 | 1993 | 1,481 | 129,431 |
| BAS | 91 | 100 | 2008 | 91 | 7,953 |
| BAS | 638 | 100 | 2008 | 638 | 55,757 |
| FGR | 448 | 55 | 2008 | 246 | 21,499 |
| FOP | 88 | 30 | 1993 | 26 | 2,272 |
| FOP | 63 | 30 | 2008 | 19 | 1,661 |
| FST | 252 | 55 | 1993 | 139 | 12,148 |
| TOTALS | 3,061 | | | 2,640 | 230,721 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,640 | 115.9680 | 121.77 | 321,473 | 1960 | 1980 | 0 | 0 | 0 | 28.23 | 71.77 |

1 SINGLE FAM 100% - 0 Heated Area: 2210 HX Base Yr 1987




1909 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 | | 230,721 |
| TOTAL MARKET OB/XF VALUE | | 1,715 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 532,436 |
| SOH/AGL Deduction | | 382,730 |
| ASSESSED VALUE | | 149,706 |
| TOTAL EXEMPTION VALUE | HX HB VX | 56,411 |
| BASE TAXABLE VALUE | | 93,295 |
| TOTAL JUST VALUE | | 532,436 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 529,061 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20053058 | REPAIR/RRF | 3,000 | 11/21/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2789/1491 | 5/21/2025 | LE | U | I | 11 | 100 |
| GRANTOR: STEIN DOUGLAS R & ROB | | | | | | |
| GRANTEE: STEIN DOUGLAS RANDO | | | | | | |
| 494/1237 | 7/31/1986 | WD | U | I | | 85,900 |
| GRANTOR: WESLEY JAMES WILLIAM | | | | | | |
| GRANTEE: STEIN DOUGLAS R & R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W20 S9 FGR=[YR=2008] S5 BAS=[YR=1993] W13
FOP=[YR=2008] N9 BAS=[YR=2008] N13 W7 BAS=[YR=2008] W29 S22
E29 N22$ S13 E7$ W7 S9 E7$ W36 S41 E27 N20 FOP=[YR=1993] E22
N4 W22 S4$ N4 E22 N17$ S21 E20 N20 W12 N6 W8$ E8 S6 E12 N15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1983 | 1983 | 3 | 49 | 1,715 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,715

| 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