LOTS 141 & S1/2 OF 140
FOREST HILLS 3 PB 3/46

CARTER LUKE R & ERIN LEIGH RIDDELL
1901 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

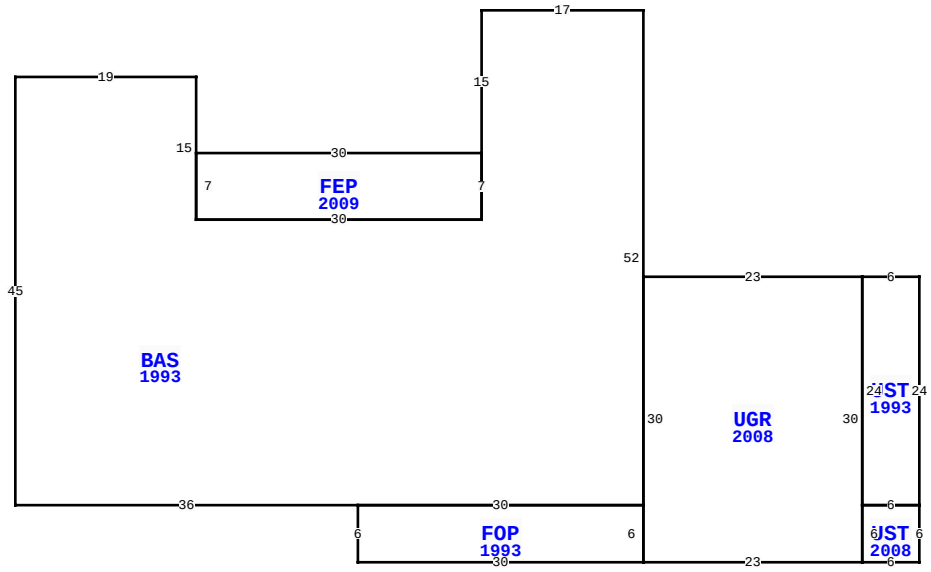
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,639	100	1993	2,639	215,006
FEP	210	80	2009	168	13,688
FOP	180	30	1993	54	4,400
UGR	690	45	2008	310	25,256
UST	144	45	1993	65	5,296
UST	36	45	2008	16	1,303
TOTALS	3,899			3,252	264,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,252	114.9540	120.70	392,516	1958	1980	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2020 Heated Area: 2639 HX Base Yr



1901 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		290,798
TOTAL MARKET OB/XF VALUE		53,090
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		643,888
SOH/AGL Deduction		45,708
ASSESSED VALUE		598,180
TOTAL EXEMPTION VALUE	13	598,180
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		643,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222176	GARAGE	0	07/07/2022
20101135	REPAIR/RRF	3,500	07/13/2010
20052983	DEMOLITION	0	11/09/2005
	INSTALL INGROUND		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/0598	3/05/2019	WD	Q	I	01	390,000
GRANTOR: YORK WAYNE E & BETTY						
GRANTEE: CARTER LUKE R & ERI						
0535/1032	1/29/2988	WD	Q	I		100,000
GRANTOR: MADDOX GUY JR & L						
GRANTEE: YORK WAYNE & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 S15 FEP=[YR=2009] W30 S7 E30 N7$ S7 W30 N15 W19 S45 E36 FOP=[YR=1993] S6 E30 UGR=[YR=2008] E23 UST=[YR=2008] E6 N6 UST=[YR=1993] N24 W6 S24 E6$ W6 S6$ N30 W23 S30$ N6 W30$ E30 N52$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	18.30	18.30	100	2000	2000	3	20	878	
6	0351	CARPORT MT	0	100	27	28	756.00	SF	10.00	10.00	100	2000	2000	3	20	1,512	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 53,090

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	150.00	178.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/08/2024 BY HSA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Frame	05	STEEL 100
Stories	1.	1. 100
Quality	03	Quality Level 03

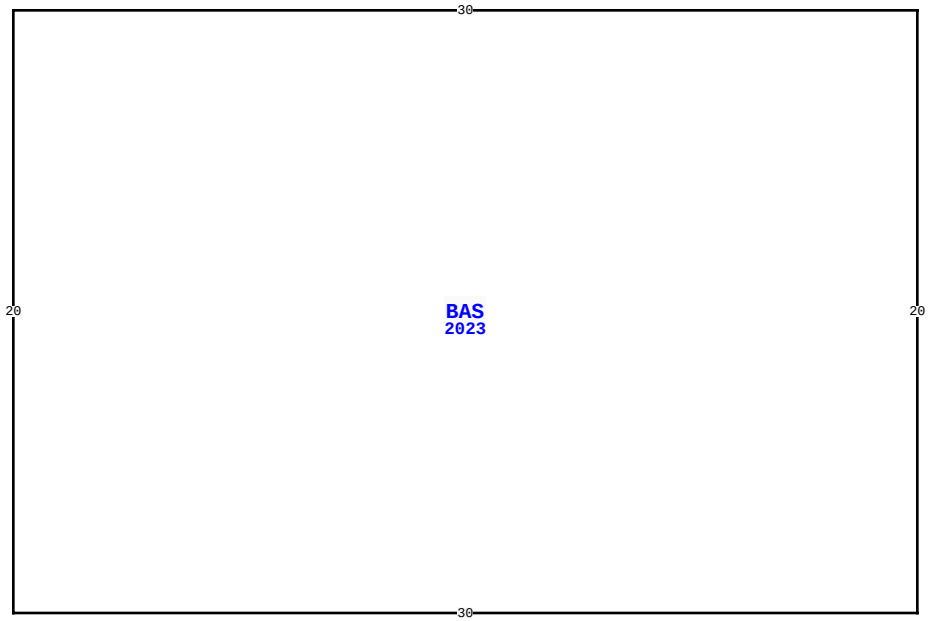
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2023	600	25,850
TOTALS	600			600	25,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	600	78.1000	43.74	26,244	2022	2022	0	0	0	1.50	98.50

2 ACCESORY U 100% - 2020 Heated Area: 600 HX Base Yr



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PAGE 2 of 2 2

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0535/1032	1/29/1988	WD	Q	I		100,000
GRANTOR: MADDOX GUY JR & L						
GRANTEE: YORK WAYNE & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E30 S20 W30 N20 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/08/2024 BY HSA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS