

LOT 142
IN OR 2230/1831
FOREST HILLS 3 PB 3/46

CARVALHO BRANDY J
1900 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	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		

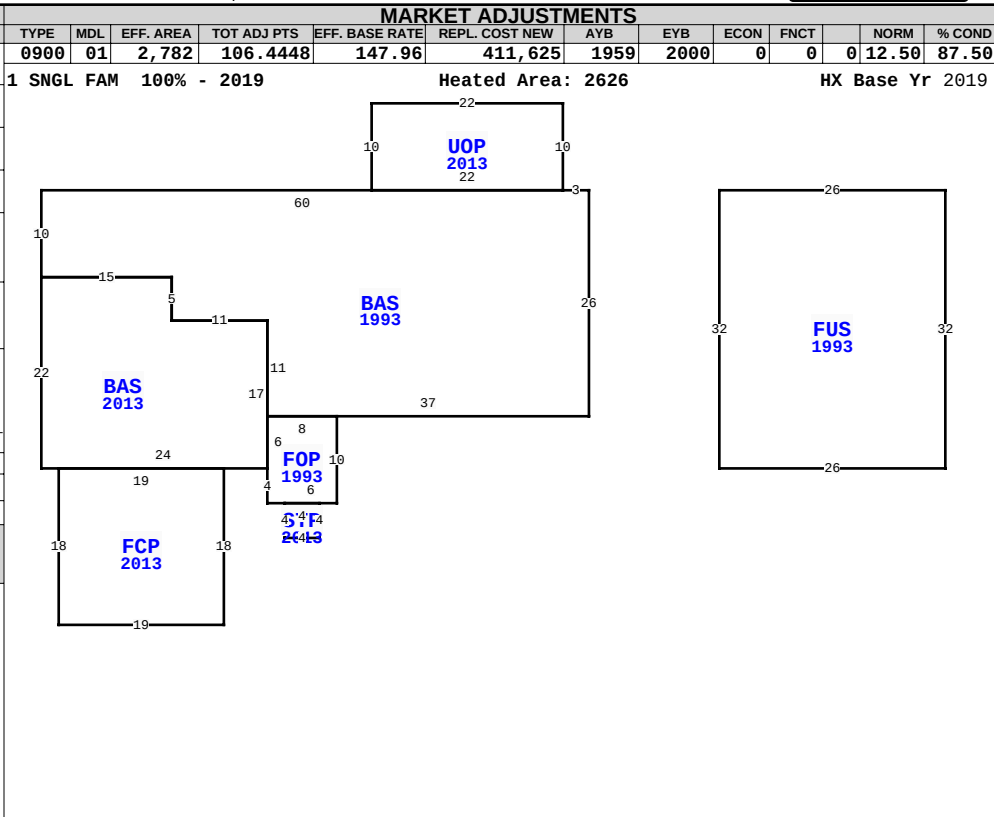
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1993	1,277	165,327
BAS	517	100	2013	517	66,933
FCP	342	25	2013	86	11,134
FOP	80	30	1993	24	3,107
FUS	832	100	1993	832	107,715
STP	16	10	2013	2	259
UOP	220	20	2013	44	5,696

TOTALS	3,284			2,782	360,172
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
7	1242	WD DECK A	0	100	0	0	403.00	SF	10.00

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	100.00	150.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	12/11/2013	KK	LGL DATE	
XF DATE			LAND DATE	04/09/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF									
3,415									

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3,415									

Total Acres:	0.00	Total Land Value:	300,000	Market:	0	Agricultural:	0	Common:	300,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		360,172	
TOTAL MARKET OB/XF VALUE		3,415	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		663,587	
SOH/AGL Deduction		344,229	
ASSESSED VALUE		319,358	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		267,947	
TOTAL JUST VALUE		663,587	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		653,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131169	DECK	2,500	05/23/2013
20122169	METAL ROOF	7,013	10/19/2012
20011597	REMODEL	1,000	07/12/2001
2003257	XFOB	1,475	06/16/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2230/1831	10/15/2018	WD	Q	I	01	415,000	
GRANTOR: YOUNG MELISSA RUMSEY							
GRANTEE: CARVALHO BRANDY J							
1686/1639	6/28/2010	WD	U	I	11	270,000	
GRANTOR: NATIONAL RESIDENTIAL							
GRANTEE: YOUNG MELISSA RUMSEY							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=1993] W3 UOP=[YR=2013] N10 W22 S10 E22\$ W60 S10							
BAS=[YR=2013] S22 E2 FCP=[YR=2013] S18 E19 N18 W19\$ E24							
FOP=[YR=1993] S4 E2 STP=[YR=2013] S4 E4 N4 W4\$ E6 N10 W8							
S6\$ N17 W11 N5 W15\$ E15 S5 E11 S11 E37 N26\$ PTR= E15							
FUS=[YR=1993] E26 S32 W26 N32\$ W15\$.							