LOT 144
FOREST HILLS # 3 PB 3/46

GRAY DAVID COLQUITT L/E/
1910 HIGHLAND DR
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-128C-0144-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

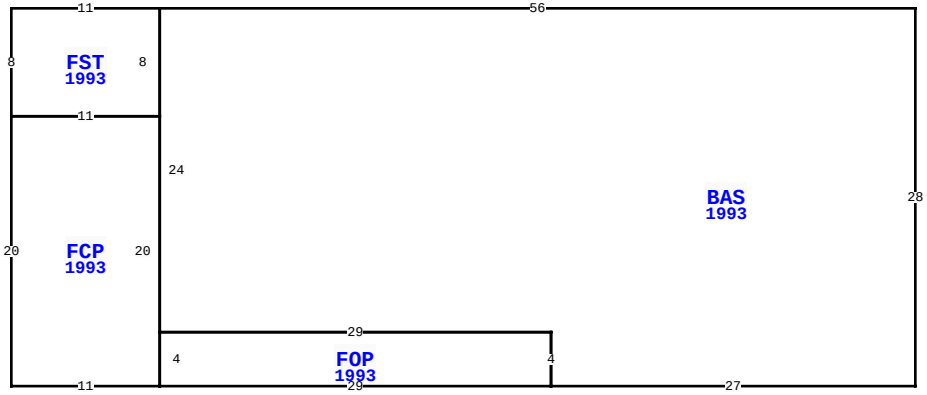
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,452 | 100 | 1993 | 1,452 | 141,090 |
| FCP | 220 | 25 | 1993 | 55 | 5,345 |
| FOP | 116 | 30 | 1993 | 35 | 3,401 |
| FST | 88 | 55 | 1993 | 48 | 4,664 |
| TOTALS | 1,876 | | | 1,590 | 154,499 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,590 | 125.3580 | 131.63 | 209,292 | 1959 | 1985 | 0 | 0 | 0 | 26.18 | 73.82 |

1 SINGLE FAM 100% - 2015 Heated Area: 1452 HX Base Yr 2015




1910 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 | | 154,499 |
| TOTAL MARKET OB/XF VALUE | | 1,504 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 456,003 |
| SOH/AGL Deduction | | 256,892 |
| ASSESSED VALUE | | 199,111 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 147,700 |
| TOTAL JUST VALUE | | 456,003 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 450,562 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20062376 | REPAIR/RRF | 5,900 | 10/23/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2576/0713 | 7/07/2022 | LE | U | I | 11 | 100 |
| GRANTOR: GRAY DAVID COLQUITT | | | | | | |
| GRANTEE: GRAY AMY KATHERINE | | | | | | |
| 1929/1436 | 7/28/2014 | WD | U | I | 11 | 100 |
| GRANTOR: GRAY BARBARA A | | | | | | |
| GRANTEE: GRAY DAVID COLQUITT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W56 FST=[YR=1993] W11 S8 FCP=[YR=1993] S20 E11 N20W11$ E11N8$ S24 FOP=[YR=1993] S4 E29 N4W29$ E29 S4 E27 N28$ .

### 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 | 1959 | 1959 | 3 | 20 | 700 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 8 | 10 | 80.00 | SF | 30.00 | 30.00 | 100 | 1983 | 1983 | 3 | 20 | 480 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 9 | 18 | 162.00 | SF | 10.00 | 10.00 | 100 | 1983 | 1983 | 3 | 20 | 324 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,504

| 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 | 150.00 | 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