LOT 145
IN OR 1378/1715
FOREST HILLS 3 PB 3/46

ROWLAND WALLACE & MICHELE
1914 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0145-0000

BUILDING CHARACTERISTICS

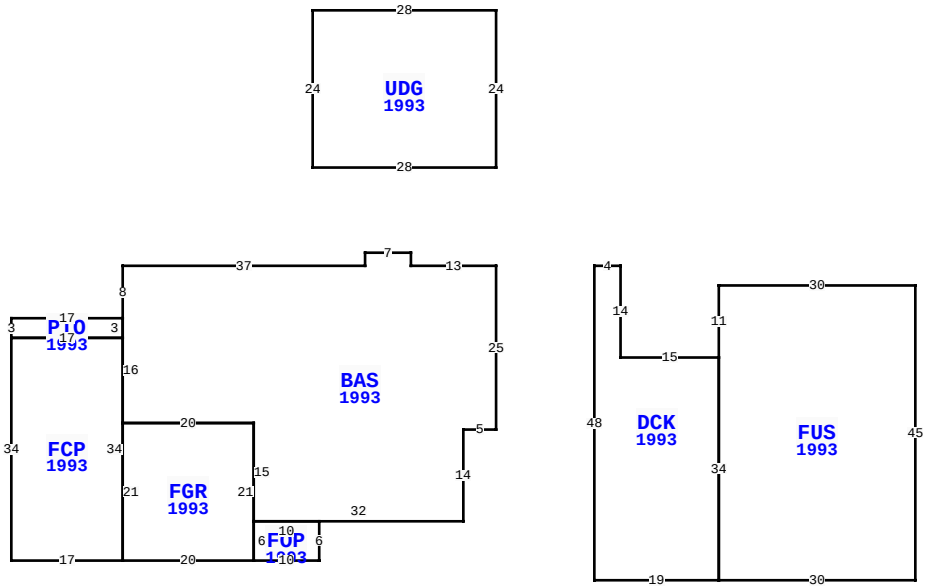
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,867	100	1993	1,867	143,374
DCK	702	10	1993	70	5,376
FCP	578	25	1993	144	11,058
FGR	420	55	1993	231	17,739
FOP	60	30	1993	18	1,382
FUS	1,350	100	1993	1,350	103,672
PTO	51	5	1993	3	230
UDG	672	55	1993	370	28,414
TOTALS	5,700			4,053	311,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,053	101.9040	107.00	433,671	1964	1980	0	0	0	28.23	71.77

1 SINGLE FAM 100% - 2006 Heated Area: 3217 HX Base Yr 2006



1914 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		311,246
TOTAL MARKET OB/XF VALUE		1,995
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		613,241
SOH/AGL Deduction		322,775
ASSESSED VALUE		290,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,055
TOTAL JUST VALUE		613,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100496	REMODEL	6,800	03/25/2010
6008	REPAIR/RRF	300	06/04/1990
4905	ADDITION	40,000	06/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/1715	1/04/2006	WD	U	I	21	360,000

GRANTOR: CAMPBELL JOHN F
GRANTEE: ROWLAND WALLACE & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N2 W7 S2 W37 S8 PTO=[YR=1993] W17 S3 FCP=[YR=1993] S34 E17 FGR=[YR=1993] E20 FOP=[YR=1993] E10 N6 W10 S6 $ N21 W20 S21 $ N34 W17 $ E17 N3 $ S16 E20 S15 E32 N14 E5 N25 $ PTR= E15 DCK=[YR=1993] E4 S14 E15 FUS=[YR=1993] N11 E30 S45 W30 N34 $ S34 W19 N48 $ W15 $ PTR= N15 UDG=[YR=1993] N24 W28 S24 E28 $ S15 $.

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
3	1242	WD DECK A	0	100	0	0	265.00	SF	15.00	15.00	100	1988	1988	3	20	795	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,995

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
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