LOT 146
IN OR 732 PG 330
FOREST HILLS 3 PB 3/46

HUGHES DONALD J & SUZANNE E
1918 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0146-0000

BUILDING CHARACTERISTICS

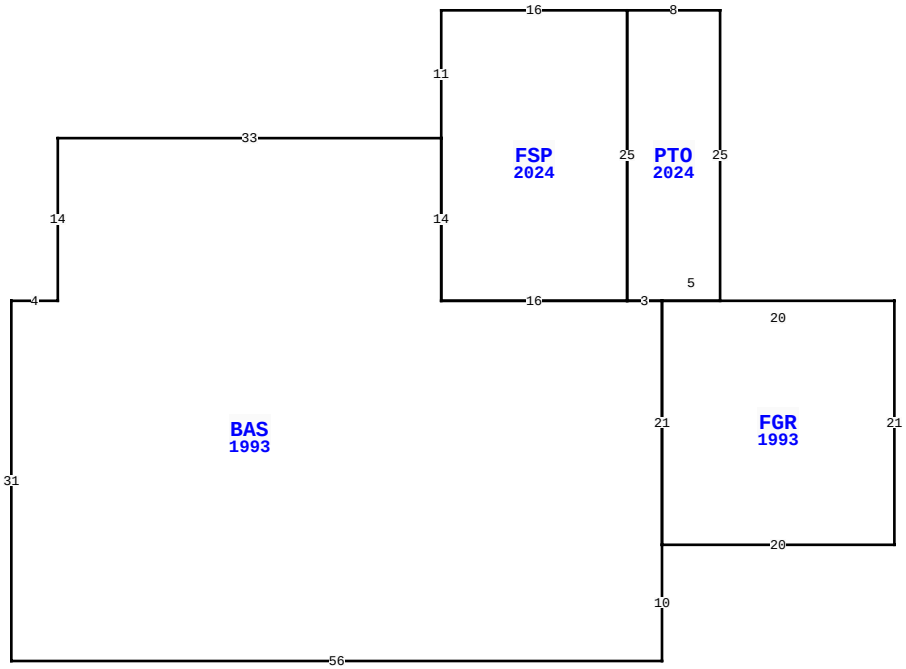
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,198	100	1993	2,198	235,541
FGR	420	55	1993	231	24,754
FSP	400	40	2024	160	17,146
PTO	200	5	2024	10	1,071
TOTALS	3,218			2,599	278,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,599	103.9680	144.52	375,607	1965	1980	0	0	0	25.85	74.15

1 SNGL FAM 100% - 1996 Heated Area: 2198 HX Base Yr 1996



1918 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		278,513
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		578,513
SOH/AGL Deduction		396,348
ASSESSED VALUE		182,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,754
TOTAL JUST VALUE		578,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211774	ADDITION	0	12/01/2021
20012437	OTHER	0	11/06/2001
20111894	CHNGE SRVC	0	08/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0732/0330	6/22/1995	WD	Q	I		121,000
GRANTOR: SMITH MICHAEL E						
GRANTEE: HUGHES DONALD J & S						
0706/0250	6/02/1994	WD	Q	I		85,000
GRANTOR: NAUGHTON GEORGE M						
GRANTEE: SMITH MICHAEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W3 W16 N14 W33 S14 W4 S31 E56 N10 N21 $
FGR=[YR=1993;ORIG=0,21] E20 N21 W20 S21 $
FSP=[YR=2024;ORIG=-19,-25] E16 S25 W16 N14 N11 $
PTO=[YR=2024;ORIG=-3,-25] E8 S25 W5 W3 N25 $
.

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
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 12/12/2023 BY TW Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS