

DEES JAMES JOSEPH & BREANNE J
1936 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128C-0148-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 50			
Exterior Wall	20	FACE BRICK 50			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	4	100			
Bathrooms	2	100			
Frame Stories Units	02	WOOD FRAME 100 1. 1. 100 0 100			
Occupancy	00	NONE 100			
Quality	05	Quality Level 05			
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	2,491	100	1995	2,491	310,910
FOP	114	30	1995	34	4,243
UGR	529	45	1995	238	29,706
UOP	160	20	1995	32	3,994
TOTALS	3,294			2,795	348,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,795	110.3520	153.39	428,725	1995	1995	0	0	18.63	81.37

1 SNGL FAM 100% - 2022 Heated Area: 2491 HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/09/2025 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		348,854
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		698,854
SOH/AGL Deduction		122,666
ASSESSED VALUE		576,188
TOTAL EXEMPTION VALUE		HX HB 51,411
BASE TAXABLE VALUE		524,777
TOTAL JUST VALUE		698,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		647,737

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0226	10/18/2021	WD Q	I		01	565,000

GRANTOR:DUKE RUTH H READER RE

GRANTEE:DEES JAMES JOSEPH &

1851/1881 4/09/2013 WD U I 30 100

GRANTOR:READER RUTH HARRIS DU

GRANTEE:READER RUTH HARRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 UOP=[YR=1995] N10W16S10 E16 \$ W31 S47
UGR=[YR=1995] S23 E23 N17 FOP=[YR=1995] E19 N6 W19 S6 \$ N6
W23 \$ E53 N47 \$.

LAND DESCRIPTION

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							

EXTRA FEATURES

1936 HIGHLAND DR, FERNANDINA BEACH

TOTAL OB/XF

50,000

REVIEW DATE

03/21/2024

BY

DJ

Total Acres: 0.00

Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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