LOT 149 IN OR 1159/1535
FOREST HILLS 3
PB 3/46

MCHUGH SHEREE L
1930 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0149-0000

BUILDING CHARACTERISTICS

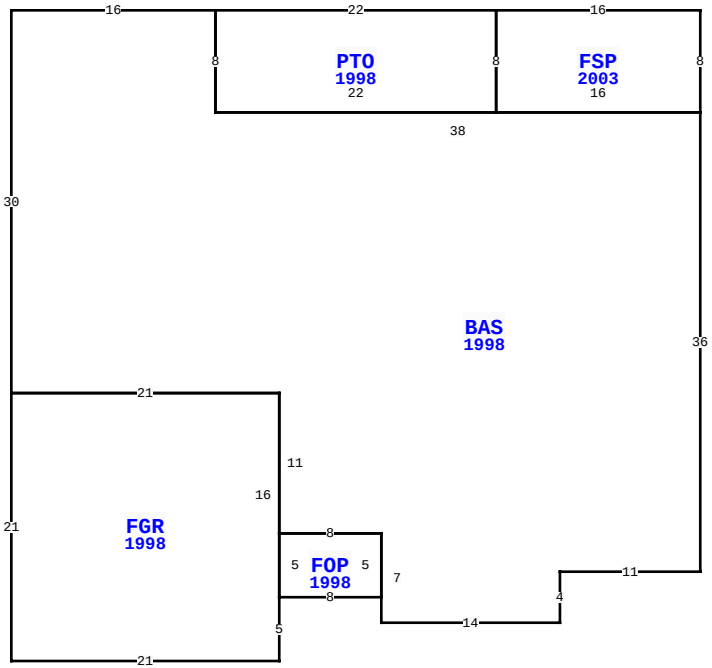
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,810	100	1998	1,810	293,321
FGR	441	55	1998	243	39,380
FOP	40	30	1998	12	1,944
FSP	128	40	2003	51	8,265
PTO	176	5	1998	9	1,459
TOTALS	2,595			2,125	344,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	127.4196	177.11	376,359	1998	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2023 Heated Area: 1810 HX Base Yr 2023



1930 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		344,368
TOTAL MARKET OB/XF VALUE		2,941
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		647,309
SOH/AGL Deduction		59,485
ASSESSED VALUE		587,824
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		536,413
TOTAL JUST VALUE		647,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		644,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010413	SWIM POOL	0	03/08/2001
983639	NEW CONSTR	90,000	04/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/1535	8/05/2003	WD	Q	I		233,000
GRANTOR: ROBERTS DONALD W JR &						
GRANTEE: MCHUGH SHEREE L						
0819/0050	1/07/1998	WD	U	V	07	100
GRANTOR: PARKS HARRY P						
GRANTEE: ROBERTS DONALD W JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W16 PTO=[YR=1998] W22 BAS=[YR=1998] W16 S30 FGR=[YR=1998] S21 E21 N5 FOP=[YR=1998] E8 N5 W8 S5 $ N16 W21 $ E21 S11 E8 S7 E14 N4 E11 N36 W38 N8 $ S8 E22 N8 $ S8 E16 N8 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
7	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	1998	1998	3	20	24	
8	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	2003	2003	3	80	152	

LAND DESCRIPTION

TOTAL OB/XF 2,941

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