LOT 159
IN OR 726/425 & OR 1365/328
FOREST HILLS 3 PB 3/46

MANTELL GARY CHRISTOPHER
2036 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0159-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
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	05	Quality Level 05

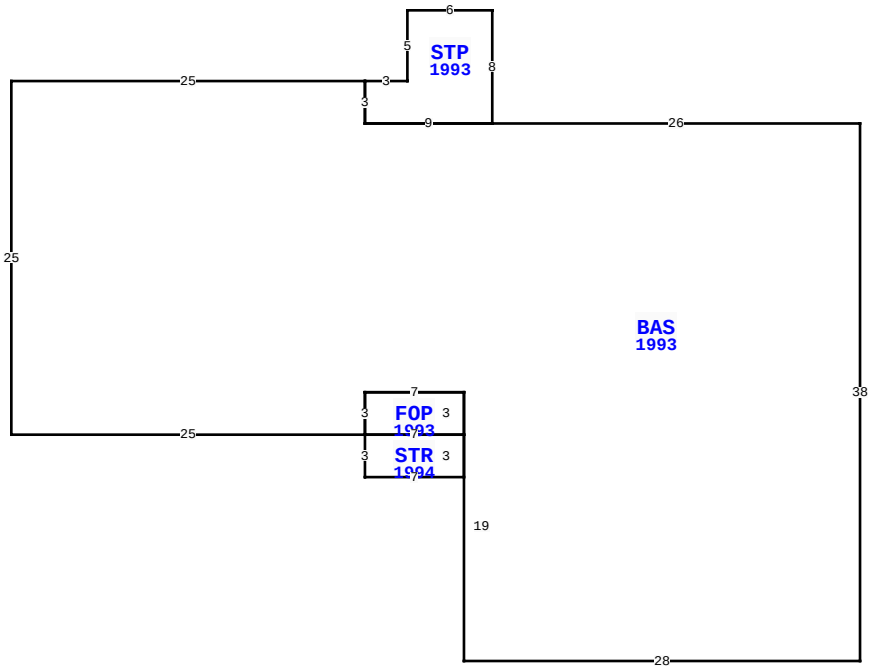
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	1993	1,822	230,548
FOP	21	30	1993	6	759
STP	57	10	1993	6	759
STR	21	10	1994	2	253
TOTALS	1,921			1,836	232,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	134.8600	187.46	344,177	1973	1980	0	0	0	32.50	67.50

1 SNGL FAM 100% - 2014 Heated Area: 1822 HX Base Yr 2014



2036 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		232,319
TOTAL MARKET OB/XF VALUE		43,398
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		575,717
SOH/AGL Deduction		419,796
ASSESSED VALUE		155,921
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		54,510
TOTAL JUST VALUE		575,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6003	SWIM POOL	6,726	05/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0328	11/07/2005	QC	Q	I	06	100
GRANTOR: HANDSCOMB JANE						
GRANTEE: MANTELL GARY C						
0726/0425	3/22/1995	WD	Q	I	06	30,000
GRANTOR: MANTELL JENNY						
GRANTEE: MANTELL GARY CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 STP=[YR=1993] N8 W6 S5 W3 S3 E9 $ W9 N3 W25 S25 E25 STR=[YR=1994] S3E7N3 FOP=[YR=1993] N3 W7 S3E7$ W7$ N3 E7 S19 E28 N38 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500	
4	1242	WD DECK A	0	100	10	26	260.00	SF	10.00	10.00	100	1994	1994	3	20	520	
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	2005	2005	3	21	378	

LAND DESCRIPTION

TOTAL OB/XF 43,398

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	123.00	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