BLK 253 PT OF LOTS 5,6 &
BLK 252 PT OF LOT 8 & PT OF
UNDEVELOPED PROPOSED R/W LYING

VELTRE SUZAN
1401 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0253-0051

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	12	HARDWOOD 30
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

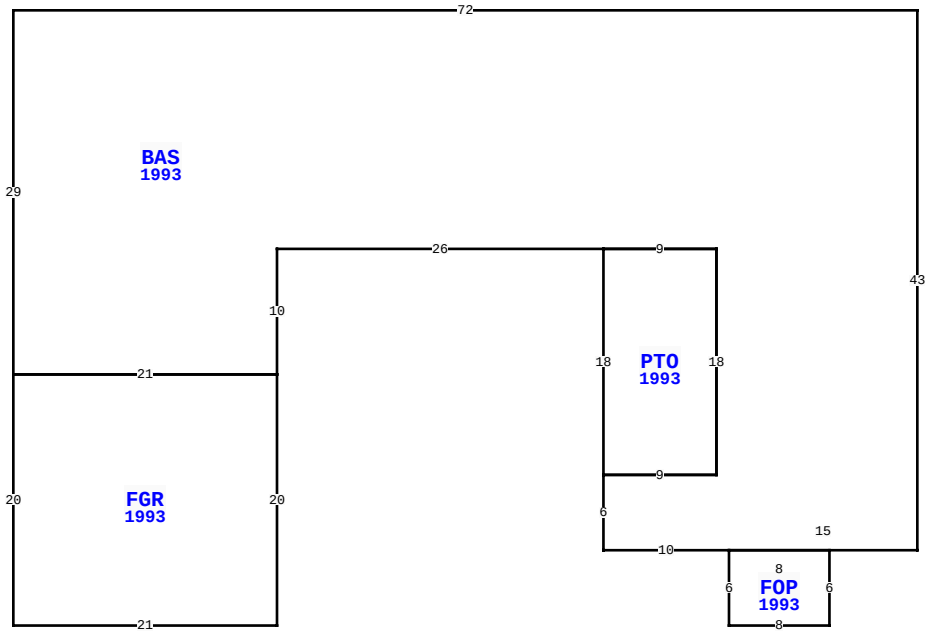
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	1993	2,016	321,228
FGR	420	55	1993	231	36,807
FOP	48	30	1993	14	2,231
PTO	162	5	1993	8	1,275
TOTALS	2,646			2,269	361,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,269	122.2795	202.98	460,562	1975	1982	0	0	0	21.50	78.50

1 SFR CUST 100% - 2018 Heated Area: 2016 HX Base Yr 2018



1401 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,541
TOTAL MARKET OB/XF VALUE		5,672
TOTAL LAND VALUE - MARKET		570,000
TOTAL MARKET VALUE		937,213
SOH/AGL Deduction		511,232
ASSESSED VALUE		425,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,570
TOTAL JUST VALUE		937,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		750,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/104	7/28/2023	WD	U	I	37	8,000
GRANTOR: THORNTON JACK R &						
GRANTEE: VELTRE SUZAN						
2345/0818	2/10/2020	SW	U	I	30	63,700
GRANTOR: VELTRE JOSEPH M & JOH						
GRANTEE: VELTRE SUZAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W72 S29 FGR=[YR=1993] S20 E21 N20 W21 $ E21 N10 E26 PTO=[YR=1993] S18 E9 N18 W9 $ E9 S18 W9 S6 E10 FOP=[YR=1993] S6 E8 N6 W8 $ E15 N43 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	32	640	
3	1126	CB/STC 8"	0	100	26	6	156.00	SF	8.00	8.00	100	1975	1975	3	24	300	
8	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1990	1990	3	20	720	
9	0300	BOAT DCK W	0	100	65	4	260.00	SF	60.00	60.00	100	1985	1985	3	20	3,120	
10	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1985	1985	3	20	180	
11	0303	FLT DOCK W	0	100	20	10	60.00	SF	26.00	26.00	100	1985	1985	3	20	312	
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 5,672

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	000116	C	RES MARSH	100		R-1	120.00	162.00	120.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	570,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 570,000 Market: 0 Agricultural: 0 Common: 570,000 PRINTED 07/09/2026 BY SYS