

MADDOX KIM L & JAMES T
1409 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-30-042C-000G-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
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	05	DIST 1A 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2018.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	98,647
FGR	390	55	214	15,568
FOP	54	30	16	1,164
USP	156	30	47	3,419
TOTALS	1,956		1,633	118,798

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
1	0810	CONCRETE A	0	0	3	11		33.00 SF	6.50	100	1955	1955	3	20	43	
2	0825	BRICK	0	0	3	5		15.00 SF	12.50	100	1955	1955	3	33	62	
3	0810	CONCRETE A	0	0	0	0		216.00 SF	6.50	100	1955	1955	3	20	281	
4	0810	CONCRETE A	0	0	4	6		24.00 SF	6.50	100	1955	1955	3	20	31	
5	0940	SHEDS/PORT	0	0	10	20		200.00 SF	30.00	100	1998	1998	3	20	1,200	
6	0350	CARPORT WD	0	0	5	60		300.00 SF	13.00	100	1998	1998	3	20	780	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR			RS-2	100.00	150.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,633	131.0700	118.29	193,168	1955	1965	0	0	0	38.50	61.50

1 SINGLE FAM - 0% - 0 Heated Area: 1356 HX Base Yr

USP 2013

FGR 1993

BAS 1993

FOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8		Tax Dist:
BUILDING MARKET VALUE		118,798
TOTAL MARKET OB/XF VALUE		2,397
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		241,195
SOH/AGL Deduction		53,043
ASSESSED VALUE		188,152
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		188,152
TOTAL JUST VALUE		241,195
NCON VALUE		0
INCOME VALUE		

REVIEW DATE 06/29/2017 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS