

LOT 14  
IN OR 1386/104  
ALTA VISTA SEC 2 PB 2/44

DEGARIS KARL R & LAURI A  
2110 HIGHLAND ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-100B-0014-0000



| 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            | 12 | HARDWOOD 70    |
| Interior Floo            | 11 | CLAY TILE 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. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,576            | 100         | 1,576        | 172,316              |
| FGR       | 567              | 55          | 312          | 34,113               |
| FOP       | 10               | 30          | 3            | 328                  |

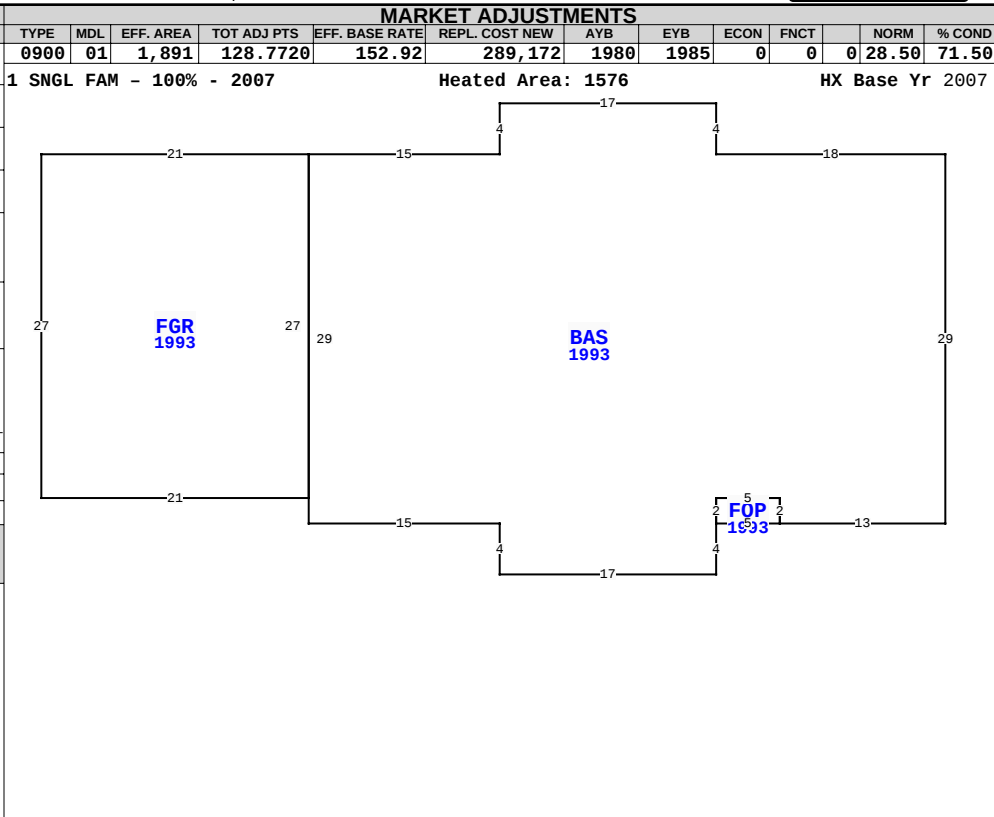
|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,153 | 1,891 | 206,758 |
|--------|-------|-------|---------|

#### 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1980    | 1980        | 3 | 49     | 1,715           |       |
| 3   | 0350       | CARPORT WD  | 0   | 100 | 24 | 12 | 288.00   | SF | 13.00    | 13.00          | 100       | 1984    | 1984        | 3 | 20     | 749             |       |
| 4   | 0940       | SHEDS/PORT  | 0   | 100 | 24 | 10 | 240.00   | SF | 30.00    | 30.00          | 100       | 1988    | 1988        | 3 | 20     | 1,440           |       |
| 5   | 0810       | CONCRETE A  | 0   | 100 | 29 | 10 | 290.00   | SF | 6.50     | 6.50           | 100       | 1988    | 1988        | 3 | 57     | 1,074           |       |
| 6   | 0350       | CARPORT WD  | 0   | 100 | 24 | 10 | 240.00   | SF | 8.58     | 8.58           | 100       | 1992    | 1992        | 3 | 20     | 412             |       |
| 7   | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,782.00 | SF | 4.00     | 4.00           | 100       | 1980    | 1980        | 3 | 35     | 2,495           |       |
| 8   | 0940       | SHEDS/PORT  | 0   | 100 | 12 | 8  | 96.00    | SF | 30.00    | 30.00          | 100       | 2006    | 2006        | 3 | 31     | 893             |       |
| 9   | 0350       | CARPORT WD  | 0   | 100 | 12 | 3  | 36.00    | SF | 13.00    | 13.00          | 100       | 2006    | 2006        | 3 | 31     | 145             |       |

#### LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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                  | 100 | 0006 | R-1      | 130.00 | 157.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 225,000    |                             |      |         |      |     |    |        |



|                                    |
|------------------------------------|
| 2110 HIGHLAND ST, FERNANDINA BEACH |
|------------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           | STANDARD    |   |
| VALUATION BY              |           |             |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 206,758     |   |
| TOTAL MARKET OB/XF VALUE  |           | 8,923       |   |
| TOTAL LAND VALUE - MARKET |           | 225,000     |   |
| TOTAL MARKET VALUE        |           | 440,681     |   |
| SOH/AGL Deduction         |           | 279,798     |   |
| ASSESSED VALUE            |           | 160,883     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000      |   |
| BASE TAXABLE VALUE        |           | 110,883     |   |
| TOTAL JUST VALUE          |           | 440,681     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 369,907     |   |

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| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20210722   | REPAIR/RRF  | 0     | 09/01/2021 |
| 8196       | REPAIR/RRF  | 1,100 | 03/14/1994 |
| 5709       | XFOB        | 1,500 | 12/06/1989 |
| 5051       | REMODEL     | 4,000 | 10/13/1988 |

| SALES DATA        |           |           |     |     |            |
|-------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1386/0104         | 2/01/2006 | WD        | Q   | I   |            |
|                   |           |           |     |     | SALE PRICE |
|                   |           |           |     |     | 324,000    |

|                                |           |    |   |   |    |
|--------------------------------|-----------|----|---|---|----|
| GRANTOR: HENDRIX BENNY & MELBA |           |    |   |   |    |
| GRANTEE: DEGARIS KARL R & LA   |           |    |   |   |    |
| 0574/0488                      | 7/13/1989 | WD | U | I | 10 |
| GRANTOR: HOLLAND ARNOLD & D J  |           |    |   |   |    |
| GRANTEE: HENDRIX BENNY & M J   |           |    |   |   |    |

#### BUILDING NOTES

| BUILDING DIMENSIONS                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1993] W18 N4 W17 S4 W15 FGR=[YR=1993] W21S27 E21N27S S29 E15 S4 E17 N4 FOP=[YR=1993] E5 N2 W5S2S N2 E5 S2 E13 N29S |  |