

NLY 145 FT OF LOT 17 & S11.5
FT OF E 25 FT OF 17 & S11.5 FT
OF W 75 FT OF LOT 17

WASHBURN PETER D & ELIZABETH E
2124 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-100B-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 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		

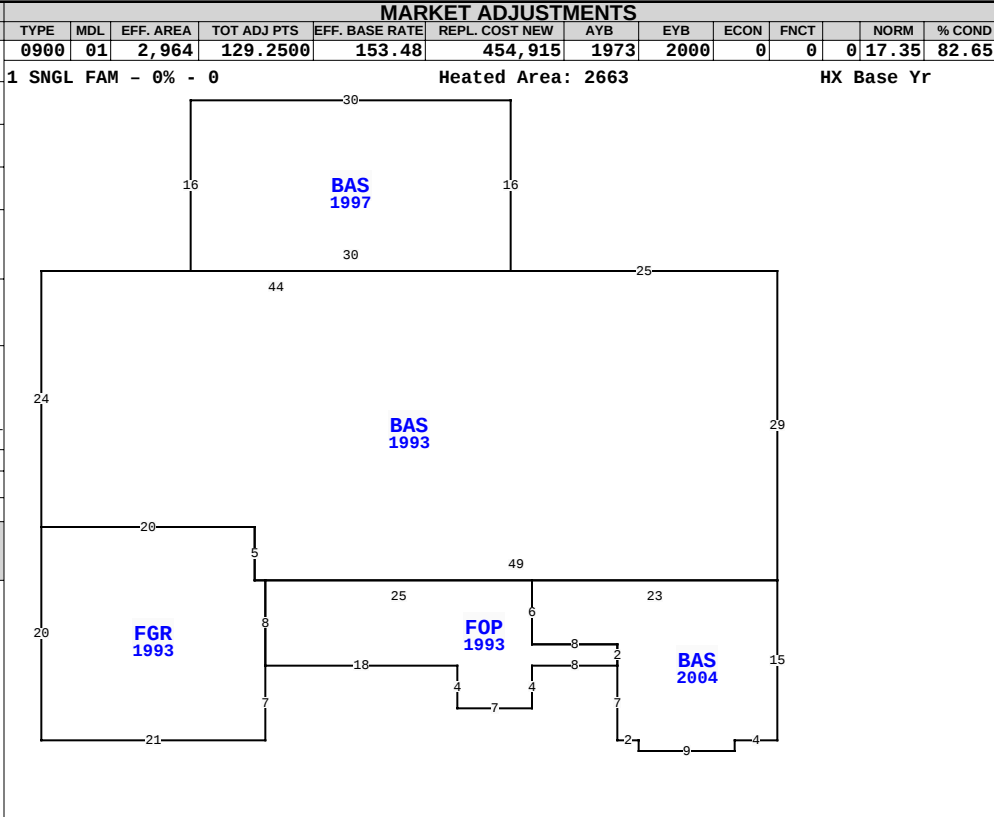
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	241,144
BAS	480	100	480	60,888
BAS	282	100	282	35,772
FGR	415	55	228	28,922
FOP	244	30	73	9,260

TOTALS	3,322		2,964	375,987
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	29	50	1,450.00	SF	6.50	6.50	
2	0825	BRICK	0	0	0	0	178.36	SF	12.50	12.50	
3	0825	BRICK	0	0	10	11	110.00	SF	12.50	12.50	
5	1076	TRELLIS A	0	0	20	13	260.00	SF	3.75	3.75	
6	0825	BRICK	0	0	13	20	260.00	SF	12.50	12.50	
7	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	
8	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	
10	1076	TRELLIS A	0	0	10	6	60.00	SF	7.50	7.50	
11	0940	SHEDS/PORT	0	0	7	9	63.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-1	100.00	157.00	1.00	LT	

REVIEW DATE 08/28/2019 BY DJA



2124 HIGHLAND ST, FERNANDINA BEACH

TOTAL OB/XF											
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Market: 0 Agricultural: 0 Common: 225,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,964	129.2500	153.48	454,915	1973	2000	0	0	0 17.35	82.65

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		375,987	
TOTAL MARKET OB/XF VALUE		15,469	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		616,456	
SOH/AGL Deduction		109,159	
ASSESSED VALUE		507,297	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		507,297	
TOTAL JUST VALUE		616,456	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		544,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101374	OTHER	1,400	08/18/2010
20080662	H/AC	3,500	04/23/2008
990085	ADDITION	20,000	03/22/1999
9683B	ADDITION	28,805	03/19/1996

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2651/1440	6/30/2023	WD U	I	11	
GRANTOR: WASHBURN FAMILY REALT					
GRANTEE: WASHBURN PETER D &					
2287/1167	6/26/2019	WD Q	I	01	
GRANTOR: CAZELL BEN H & JANINE					
GRANTEE: WASHBURN FAMILY REA					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W25 BAS=[YR=1997] N16 W30 S16 E30 \$ W44 S24 FGR=[YR=1993] S20 E21 N7 FOP=[YR=1993] E18 S4 E7 N4 E8 BAS=[YR=2004] S7 E2 S1 E9 N1 E4 N15 W23 S6 E8 S2 \$ N2 W8 N6 W25 S8 \$ N8 W1 N5 W20 \$ E20 S5 E49 N29 \$.					

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