



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

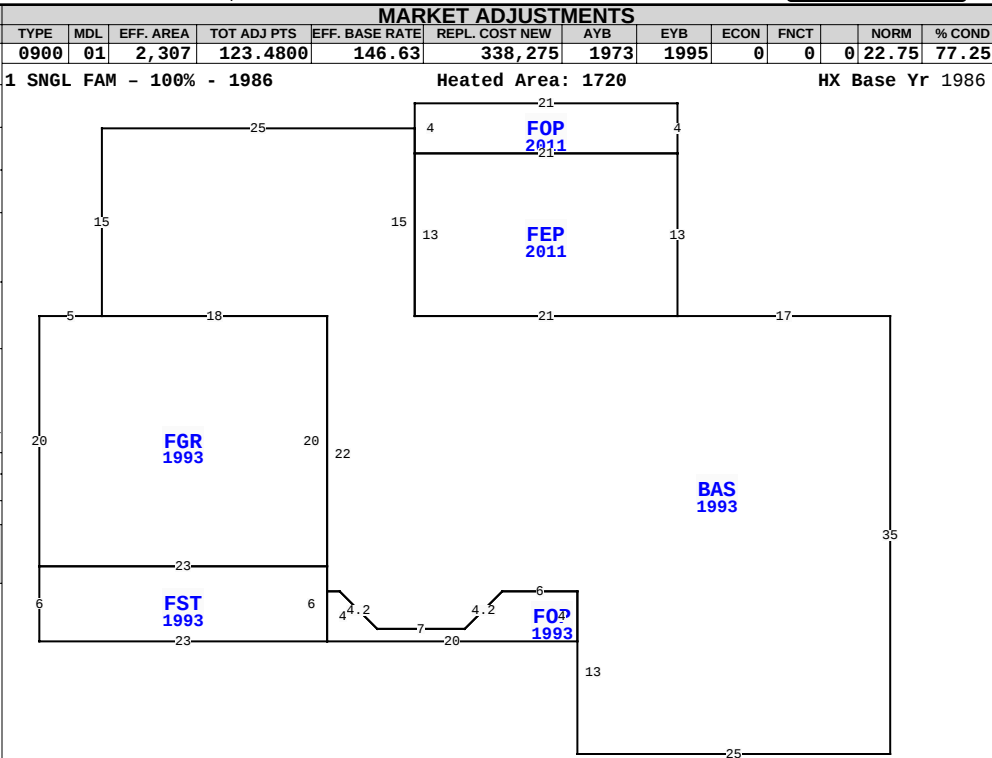
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	194,828
FEP	273	80	218	24,693
FGR	460	55	253	28,657
FOP	50	30	15	1,699
FOP	84	30	25	2,832
FST	138	55	76	8,609

TOTALS	2,725		2,307	261,317
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	525.00	SF	6.50	6.50	100	1973
4	0825	BRICK	0 100	0	0	50.00	SF	12.50	12.50	100	1998
6	0940	SHEDS/PORT	0 100	12	16	192.00	SF	36.00	36.00	100	2001
7	0350	CARPORT WD	0 100	8	16	128.00	SF	13.00	13.00	100	2001

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	100	0006	R-1	100.00	157.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2128 HIGHLAND ST, FERNANDINA BEACH

TOTAL OB/XF											
3,149											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		261,317	
TOTAL MARKET OB/XF VALUE		3,149	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		489,466	
SOH/AGL Deduction		333,744	
ASSESSED VALUE		155,722	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		105,722	
TOTAL JUST VALUE		489,466	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091766	REMODEL	800	12/29/2009
20091590	ADDITION	44,200	11/13/2009
20080255	OTHER	650	02/21/2008
20010103	GARAGE	5,000	01/26/2001
9593	REMODEL	12,500	02/12/1996
6516	REPAIR/RRF	2,500	05/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0568/0543	4/24/1989	WD U	V	06	
GRANTOR: PETERSON PEARL					
GRANTEE: BURK JACK L					
0501/0177	10/01/1986	WD U	V		4,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W17FEP=[YR=2011] N13 FOP=[YR=2011] N4W21S4E21S W21S13E21S W21N15W25S15 FGR=[YR=1993] W5S20 FST=[YR=1993] S6 E23 FOP=[YR=1993] E20N4W6 D3 L3 W7 L3 U3 W1S4S N6W23S E23 N20W18S E18S22E1 D3 R3 E7 R3 U3 E6S13E25N35S\$.											