



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	14	CARPET 100
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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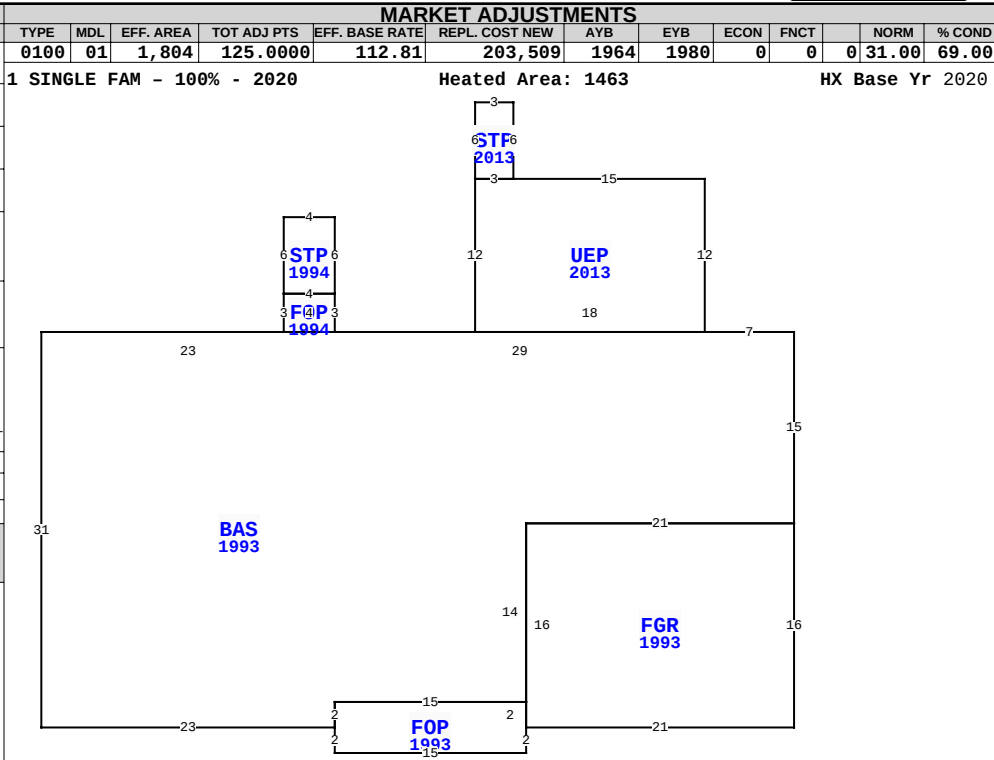
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,463	100	1,463	113,878
FGR	336	55	185	14,400
FOP	60	30	18	1,401
FOP	12	30	4	311
STP	24	10	2	156
STP	18	10	2	156
UEP	216	60	130	10,119

TOTALS	2,129		1,804	140,421
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	3,500.00
2	0940	SHEDS/PORT	0	100	0	0	72.00	SF 30.00	30.00
3	0811	CONCRETE B	0	100	0	0	720.00	SF 5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	134.00	137.00	1.00

REVIEW DATE	10/15/2018	BY	DJX
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1608 HIGHLAND ST, FERNANDINA BEACH

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

TOTAL OB/XF										3,457		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
06	R-1	134.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	2

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		140,421	
TOTAL MARKET OB/XF VALUE		3,457	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		418,878	
SOH/AGL Deduction		201,201	
ASSESSED VALUE		217,677	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		167,677	
TOTAL JUST VALUE		418,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,237	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101296	H/AC	5,000	08/05/2010
20022067	REPAIR/RRF	2,000	12/04/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2272/1136	4/29/2019	WD	U	I	11	100	
GRANTOR: NORTHEY LIVING TRUST							
GRANTEE: NORTHEY THOMAS J JR							
2272/1134	4/18/2019	WD	U	I	11	100	
GRANTOR: ANDREWS SUE ELLEN							
GRANTEE: NORTHEY THOMAS J JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W7 UEP=[YR=2013] N12 W15 STP=[YR=2013] N6 W3 S6 E3\$ W3 S12 E18\$ W29 FOP=[YR=1994] N3 STP=[YR=1994] N6 W4 S6 E4\$ W4 S3 E4\$ W23 S31 E23 FOP=[YR=1993] S2 E15 N2 FGR=[YR=1993] E21 N16 W21 S16 \$N2 W15 S2 \$ N2 E15 N14 E21 N15\$.									