LOT 37
IN OR 1327/116
FOREST HILLS 1 PB 2/76

DEMKO DONNA J
1809 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-128A-0037-0000**

## BUILDING CHARACTERISTICS

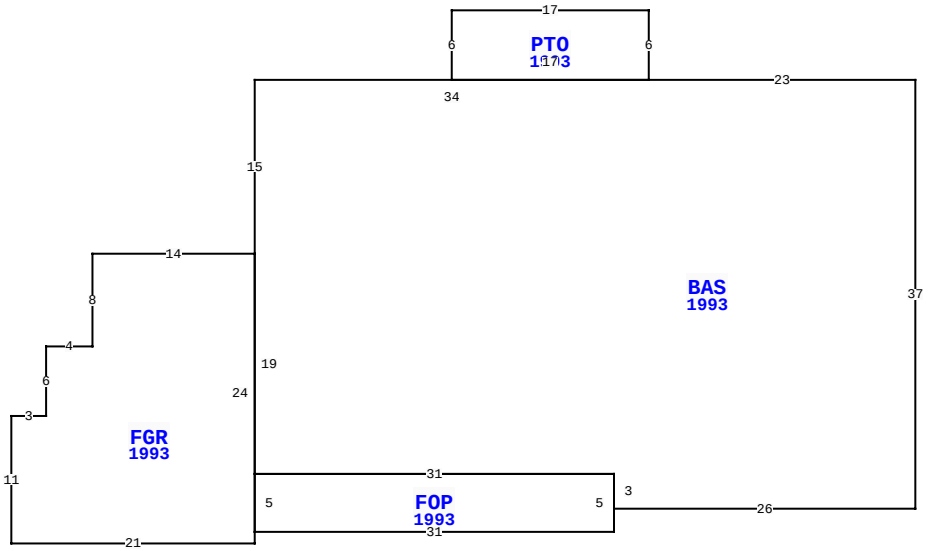
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 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 | 2,016 | 100 | 2,016 | 155,576 |
| FGR | 451 | 55 | 248 | 19,138 |
| FOP | 155 | 30 | 46 | 3,550 |
| PTO | 102 | 5 | 5 | 385 |
| TOTALS | 2,724 | | 2,315 | 178,649 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,315 | 107.8000 | 97.29 | 225,226 | 1959 | 1980 | 0 | 0 | 0 | 20.68 | 79.32 |

1 SINGLE FAM – 0% - 0 Heated Area: 2016 HX Base Yr




1809 HIGHLAND DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 178,649 |
| TOTAL MARKET OB/XF VALUE | 7,400 |
| TOTAL LAND VALUE - MARKET | 275,000 |
| TOTAL MARKET VALUE | 461,049 |
| SOH/AGL Deduction | 100,050 |
| ASSESSED VALUE | 360,999 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 360,999 |
| TOTAL JUST VALUE | 461,049 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 358,286 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20121310 | WATER HEATER | 800 | 07/03/2012 |
| 20101435 | RE-ROOFRRF | 7,000 | 08/27/2010 |
| 10355 | XFOB | 2,000 | 03/10/1997 |
| 5969 | ADDITION | 3,000 | 05/08/1990 |
| 3512 | N/A | 3,000 | 12/01/1985 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1327/0116 | 6/20/2005 | WD | Q | I | | 285,000 |
| GRANTOR: MUCKENFUSS JACOB W JR | | | | | | |
| GRANTEE: DEMKO DONNA J | | | | | | |
| 0224/0501 | 1/01/1976 | WD | Q | I | | 41,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W23 PTO=[YR=1993] N6 W17 S6 E17$ W34 S15
FGR=[YR=1993] W14 S8 W4 S6 W3 S11 E21 N1 FOP=[YR=1993] E31 N5
W31 S5$ N24$ S19 E31 S3 E26 N37 $ .

## EXTRA FEATURES

| LN | 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 | 0 | 0 | 1,484.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 1,929 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1959 | 1959 | 3 | 22 | 770 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 510.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 1,160 | |
| 4 | 0510 | GARAGE WD- | 0 | 0 | 20 | 24 | 480.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 3,360 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 9 | 5 | 45.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 181 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,400

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | 0006 | R-1 | 100.00 | 200.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

REVIEW DATE 01/30/2017 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS