LOT 38
IN OR 676 PG 476
FOREST HILLS #1 PB 2/76

THORNTON ELIZABETH S
1813 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	08	SHT VINYL 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	03	Quality Level 03

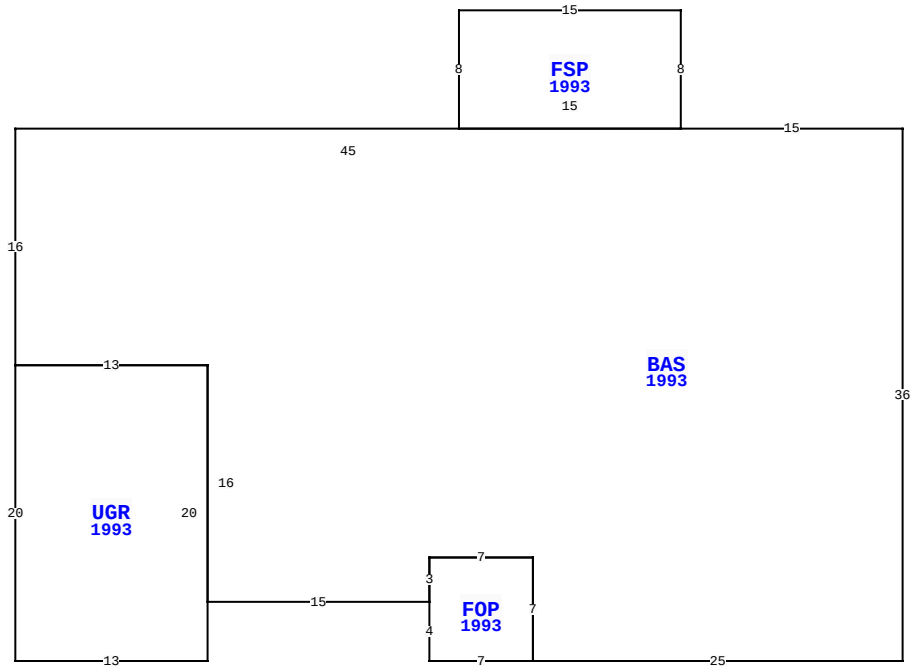
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	1,791	139,536
FOP	49	30	15	1,168
FSP	120	40	48	3,740
UGR	260	45	117	9,116
TOTALS	2,220		1,971	153,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	109.2700	98.62	194,380	1952	1980	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1791 HX Base Yr



1813 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		153,560
TOTAL MARKET OB/XF VALUE		7,338
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		435,898
SOH/AGL Deduction		326,444
ASSESSED VALUE		109,454
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		9,454
TOTAL JUST VALUE		435,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132758	BATHREPAIR	7,000	12/05/2013
20071238	REPAIR/RRF	7,000	07/06/2007
20062819	REPAIR/RRF	4,611	12/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0676/0476	3/02/1993	WD	Q	I		70,000

GRANTOR: EPISCOPAL CHURCH
GRANTEE: STEWART & THORNTON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 FSP=[YR=1993] N8 W15 S8 E15$ W45 S16 UGR=[YR=1993] S20 E13 N20 W13$ E13 S16 E15 FOP=[YR=1993] S4 E7 N7 W7 S3$ N3 E7 S7 E25 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960	
2	0810	CONCRETE A	0	100	0	0	1,128.00	SF	6.50	6.50	100	1984	1984	3	47	3,446	
3	0855	CONC PAVER	0	100	0	0	204.00	SF	10.00	10.00	100	2000	2000	3	80	1,632	
4	1242	WD DECK A	0	100	15	10	150.00	SF	10.00	10.00	100	2000	2000	3	20	300	

LAND DESCRIPTION

TOTAL OB/XF 7,338

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	100	0006	R-1	75.00	200.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS