

LOT 39
IN OR 2042/1544
FOREST HILLS # 1 PB 2/76

SMITH STEVEN BLAKE & JENNIFER K
1817 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

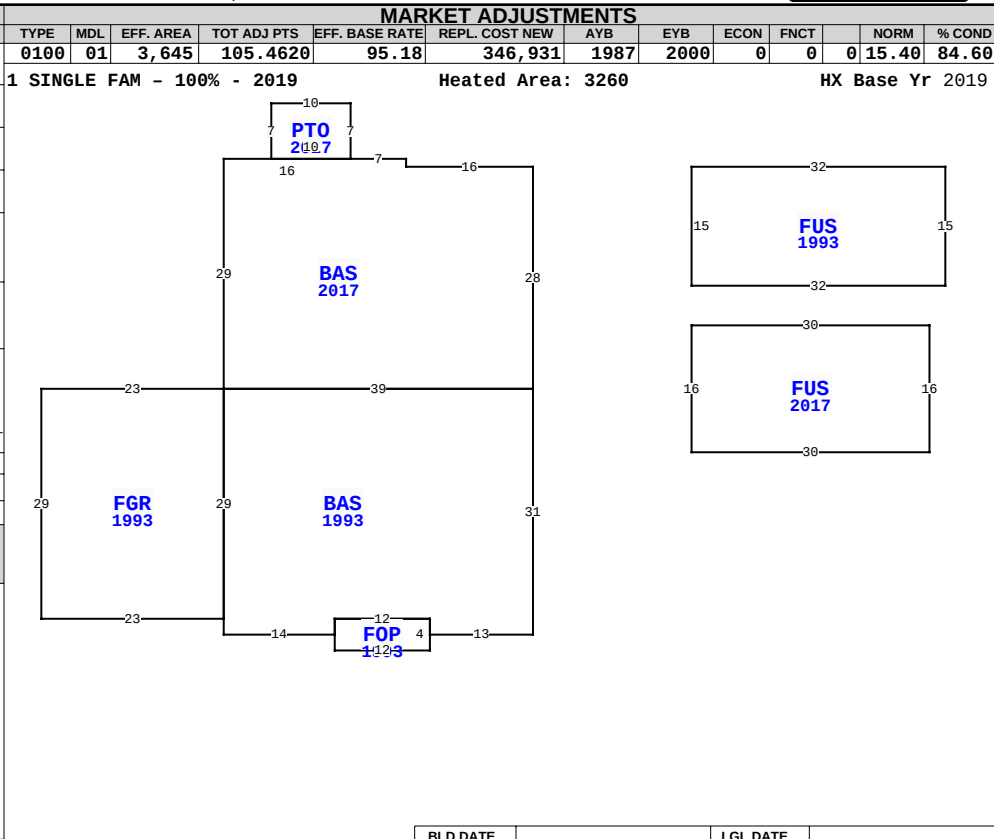
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,185	100	1,185	95,419
BAS	1,115	100	1,115	89,783
FGR	667	55	367	29,552
FOP	48	30	14	1,128
FUS	480	100	480	38,650
FUS	480	100	480	38,650
PTO	70	5	4	322
TOTALS	4,045		3,645	293,504

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1987	1987	3	64	1,280
2	0811	CONCRETE B	0	100	0	0		1,950.00	SF 5.20	5.20	100	2017	2017	3	97	9,836
4	0811	CONCRETE B	0	100	0	0		456.00	SF 5.20	5.20	100	2017	2017	3	97	2,300
6	0810	CONCRETE A	0	100	0	0		155.00	SF 6.50	6.50	100	2017	2017	3	97	977

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

TOTAL OB/XF																
14,393																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	98.00	200.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		293,504	
TOTAL MARKET OB/XF VALUE		14,393	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		582,897	
SOH/AGL Deduction		286,144	
ASSESSED VALUE		296,753	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		246,753	
TOTAL JUST VALUE		582,897	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		480,619	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171970	CO ISSUED	0	01/11/2018
20171970	ADDITION	280,837	06/27/2017
20171708	ADDITION	7,000	06/05/2017
20033680	ELEC OTHER	1,000	08/15/2003
7998	REMODEL	5,000	11/22/1993
7593	REPAIR/RRF	2,500	03/22/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2042/1544	4/29/2016	WD	Q	I	01	250,000	
GRANTOR: BELCHER CHRISTOPHER &							
GRANTEE: SMITH STEVEN BLAKE							
0923/1148	3/09/2000	WD	Q	I		199,500	
GRANTOR: HENRY RICHARD J & JUN							
GRANTEE: BELCHER CHRISTOPHER							

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2017] W16 N1 W7 PTO=[YR=2017] N7 W10 S7 E10\$ W16 S29 FGR=[YR=1993] W23 S29 E23 BAS=[YR=1993] S2 E14 FOP=[YR=1993] S2 E12 N4W12 S2\$ N2 E12 S2 E13 N31 W39 S29\$ N29\$ E39 N28\$ PTR=E20 FUS=[YR=1993] E32 S15 W32 N15\$ W20\$ PTR=E20 S20 FUS=[YR=2017] E30 S16 W30 N16\$ N20 W20\$.																