

LOT 40
IN OR 1709/428
FOREST HILLS #1 PB 2/76

SIMMONS STEVE & PAMELA O
1822 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
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

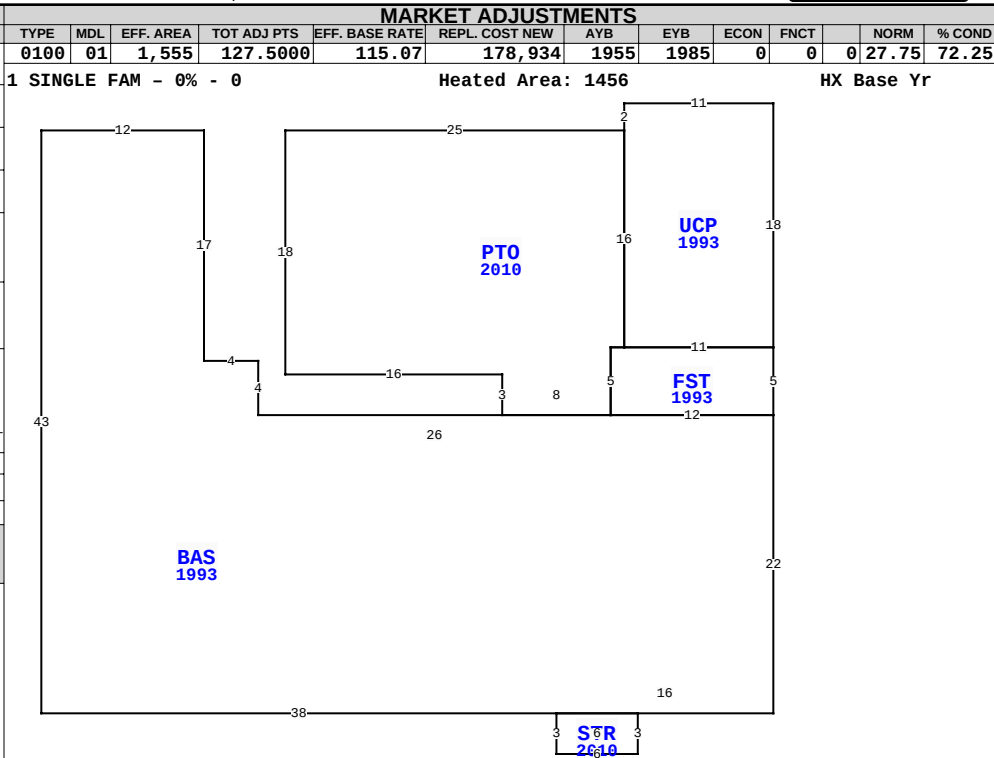
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	121,049
FST	60	55	33	2,743
PTO	472	5	24	1,996
STR	18	10	2	166
UCP	198	20	40	3,326

TOTALS	2,204	1,555	129,280
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0801	ASPHALT A	0	0	0	1,654.00	SF	3.00	3.00
2	0810	CONCRETE A	0	0	39	117.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	R-1	95.00	210.00	1.00



1821 HIGHLAND DR, FERNANDINA BEACH

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1980	1980	3	50	2,481	
100	1980	1980	3	35	266	

TOTAL OB/XF									
2,747									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					129,280				
TOTAL MARKET OB/XF VALUE					2,747				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					407,027				
SOH/AGL Deduction					96,028				
ASSESSED VALUE					310,999				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					310,999				
TOTAL JUST VALUE					407,027				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					306,993				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1709/0428	11/08/2010	WD	U	I	11	100			
GRANTOR: SIMMONS STEVE									
GRANTEE: SIMMONS STEVE & PAM									
0929/0955	4/24/2000	WD	U	I		130,000			
GRANTOR: WILBER MARGARET S									
GRANTEE: SIMMONS STEVE									

BUILDING NOTES									

BUILDING DIMENSIONS									
UCP=[YR=1993] W1S2 PTO=[YR=2010] W2S18 E16S3E8N5E1N16\$ S16									
FST=[YR=1993] W1 S5 BAS=[YR=1993] W26N4W4 N17 W12S43 E38									
STR=[YR=2010] S3E6N3W6\$ E16N22 W12\$ E12N5W11\$ E11N18\$.									