

LOT 41
FOREST HILLS # 1 PB 2/76

ROWE ELI D & AMELIA B
1827 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0041-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,297	100	1,297	98,462
BAS	24	100	24	1,822
BAS	240	100	240	18,220
FOP	42	30	13	987
FUS	783	100	783	59,441
PTO	180	5	9	684
STP	15	10	2	152
TOTALS	2,581		2,368	179,767

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	0810	CONCRETE A	0	100	0	0			1,293.00	SF	6.50				1,849	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00				945	
5	0510	GARAGE WD-	0	100	16	24			384.00	SF	35.00				3,629	

LAND DESCRIPTION			TOTAL OB/XF 6,423													
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	93.00	210.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00

REVIEW DATE	01/12/2022	BY	RK
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,368	111.2300	100.39	237,724	1964	1980	0	0
1 SINGLE FAM - 100% - 2020									
Heated Area: 2344									
HX Base Yr 2020									

1827 HIGHLAND DR, FERNANDINA BEACH					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,293.00	SF	6.50	6.50	100	1970	1970	3	22	1,849		
1.00	UT	3,500.00	3,500.00	100	1964	1964	3	27	945		
384.00	SF	35.00	35.00	100	1998	1998	3	27	3,629		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		179,767	
TOTAL MARKET OB/XF VALUE		6,423	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		461,190	
SOH/AGL Deduction		218,440	
ASSESSED VALUE		242,750	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		192,750	
TOTAL JUST VALUE		461,190	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,730	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020744	ADDITION	0	02/11/2021
983074	GARAGE	7,000	10/27/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2274/1752	5/15/2019	WD	Q	I	01	379,000			
GRANTOR:WILLIAMS MINDY									
GRANTEE:ROWE ELI D & AMELIA									
2038/1757	3/31/2016	QC	U	I	11	100			
GRANTOR:MEEEKS JO ANN									
GRANTEE:WILLIAMS MINDY									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W18 S10 BAS=[YR=1993] W3 STP=[YR=1993] N3 W5 S3 E5 \$ W28 S29 E23 FOP=[YR=1993] S7 E6 N7 W6 \$ E6 S7 E8 BAS=[YR=2021] E12 N20 W12 BAS=[YR=2021] W6 S4 E6 N4 \$ S20 \$ N16 W6 N4 E18 N16 W18 \$ E18 N10 \$ PTR= E15 FUS=[YR=1993] E27 S29 W27 N29 \$ W15 \$.									

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