LOT 45
IN OR 1199/346
FOREST HILLS #1 PB 2/76

HARTER CHRISTOPHER & GENINE
1845 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0045-0000

BUILDING CHARACTERISTICS

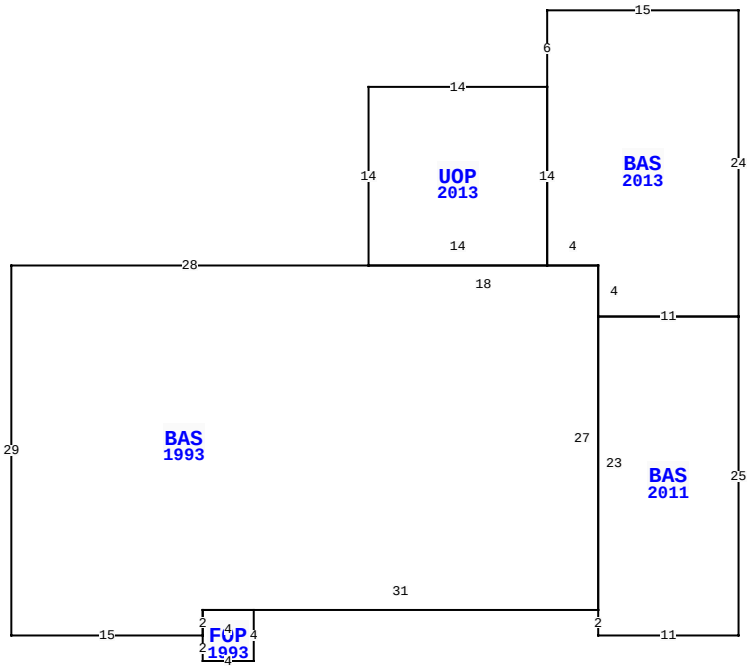
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,272	100	1,272	115,482
BAS	275	100	275	24,966
BAS	344	100	344	31,231
FOP	16	30	5	454
UOP	196	20	39	3,541
TOTALS	2,103		1,935	175,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	119.7560	108.08	209,135	1955	1990	0	0	0	16.00	84.00

1 SINGLE FAM – 100% - 2005 Heated Area: 1891 HX Base Yr 2005



1845 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	08/01/2013 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,673
TOTAL MARKET OB/XF VALUE		14,944
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		465,617
SOH/AGL Deduction		270,943
ASSESSED VALUE		194,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,674
TOTAL JUST VALUE		465,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131367	STRGBLDG	5,670	06/17/2013
20120689	REVISE ADDITION	0	04/19/2012
20120532	REPAIR/RRF	5,000	03/29/2012
20120524	ADDITION	36,000	03/16/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1199/0346	12/31/2003	WD	U	I	01	100
GRANTOR: HARTER GEORGE P & CAR						
GRANTEE: HARTER CHRISTOPHER						
0814/0856	11/21/1997	WD	Q	I		83,200
GRANTOR: GALPHIN RICHARD W JR						
GRANTEE: HARTER GEORGE P & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S29 E15 FOP=[YR=1993] S2 E4 N4 W4 S2 $ N2 E31 BAS=[YR=2011] S2 E11 N25 BAS=[YR=2013] N24 W15 S6 UOP=[YR=2013] W14 S14 E14 N14$ S14 E4 S4 E11$ W11 S23$ N27 W18$.

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	100	0	0	720.00	SF	6.50	6.50	100	1955	1955	3	20	936	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1955	1955	3	20	700	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2013	2013	3	75	10,500	
6	1242	WD DECK A	0	100	0	0	232.00	SF	10.00	10.00	100	2013	2013	3	65	1,508	
7	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00	10.00	100	2013	2013	3	65	1,300	

LAND DESCRIPTION

TOTAL OB/XF 14,944

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	100.00	194.00	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