LOT 47
IN OR 795/1156
FOREST HILLS # 1 PB 2/76

BILLE RICHARD J & LORI A
1853 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0047-0000

BUILDING CHARACTERISTICS

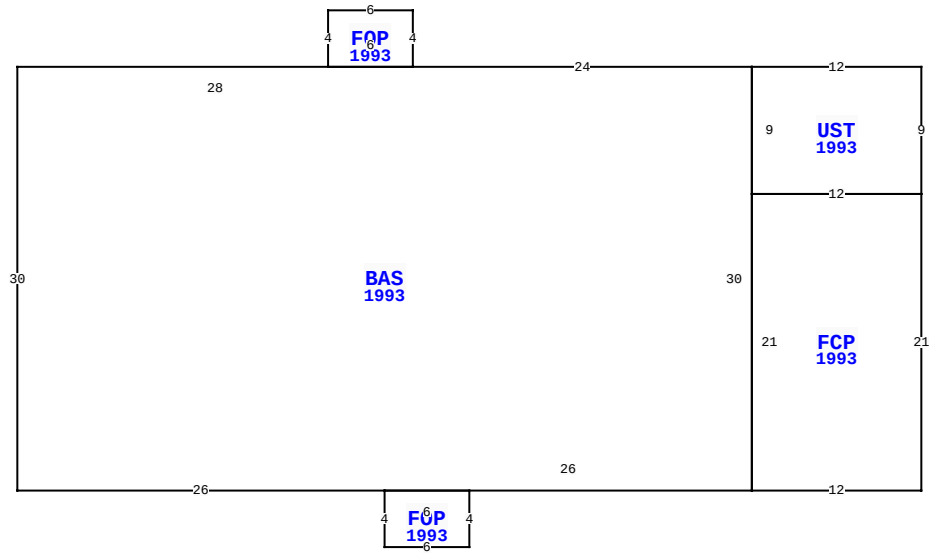
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,560	100	1,560	124,825
FCP	252	25	63	5,041
FOP	24	30	7	560
FOP	24	30	7	560
UST	108	45	49	3,921
TOTALS	1,968		1,686	134,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,686	124.0000	111.91	188,680	1956	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1560 HX Base Yr 1998



1853 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		134,906
TOTAL MARKET OB/XF VALUE		2,798
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		412,704
SOH/AGL Deduction		299,381
ASSESSED VALUE		113,323
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,323
TOTAL JUST VALUE		412,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070180	REPAIR/RRF	2,450	01/31/2007
20033052	REPAIR/RRF	6,000	05/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/1156	6/04/1997	WD	Q	I		94,000
GRANTOR: TAYLOR CHARLES C & CE						
GRANTEE: BILLE RICHARD J & L						
0476/0291	12/01/1985	WD	Q	I		60,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W12 BAS=[YR=1993] W24 FOP=[YR=1993] N4 W6 S4 E6 $ W28 S30 E26 FOP=[YR=1993] S4 E6 N4 W6 $ E26 FCP=[YR=1993] E12 N21 W12 S21 $ N30 $ S9 E12 N9 $.

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	1956	1956	3	20	700	
2	0810	CONCRETE A	0	100	0	0	964.00	SF	6.50	6.50	100	1970	1970	3	22	1,379	
3	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	100	1970	1970	3	22	79	
4	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1980	1980	3	20	640	

LAND DESCRIPTION

TOTAL OB/XF 2,798

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 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