LOT 49
FOREST HILLS # 1 PB 2/76

YASTE KAREN A L/E/
1863 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0049-0000

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	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

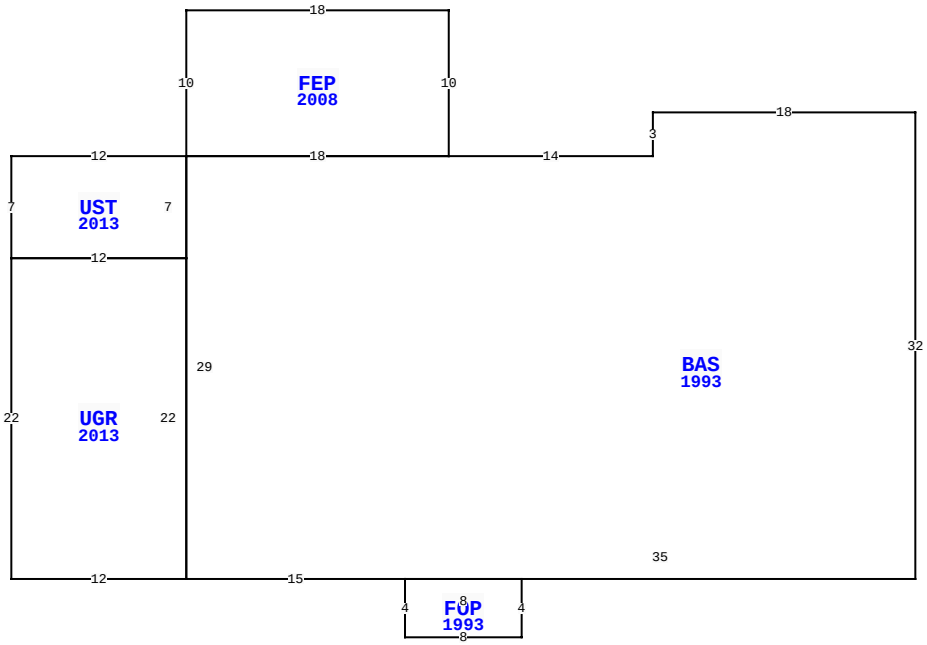
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	128,108
FEP	180	80	144	12,266
FOP	32	30	10	852
UGR	264	45	119	10,136
UST	84	45	38	3,237
TOTALS	2,064		1,815	154,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	132.0000	119.13	216,221	1955	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 0 Heated Area: 1504 HX Base Yr



1863 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		154,598
TOTAL MARKET OB/XF VALUE		1,858
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		431,456
SOH/AGL Deduction		319,614
ASSESSED VALUE		111,842
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		56,842
TOTAL JUST VALUE		431,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121777	INSTALL 6 WINDOWS	2,531	08/30/2012
20110790	RE-PIPE TO EXST.F	2,465	05/23/2011
984456	RE-ROOF	1,500	10/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0400	5/10/2021	WD	U	I	11	100
GRANTOR: YASTE KAREN A						
GRANTEE: DEPIERRO SARA YASTE						
0504/0152	11/01/1986	WD	Q	I		63,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S3 W14 FEP=[YR=2008] N10 W18 S10 E18$ W18 UST=[YR=2013] W12 S7 UGR=[YR=2013] S22 E12 N22 W12$ E12 N7$ S29E15 FOP=[YR=1993] S4 E8 N4 W8$ E35 N32$.

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	0811	CONCRETE B	0	100	0	0	722.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,858	

LAND DESCRIPTION

TOTAL OB/XF 1,858

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	83.00	210.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 10/15/2018 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS