LOT 50
IN OR 1848/845
FOREST HILLS #4 PB 2/76

WITWER STEVEN ERNEST & ANDREA
1865 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0050-0000

BUILDING CHARACTERISTICS

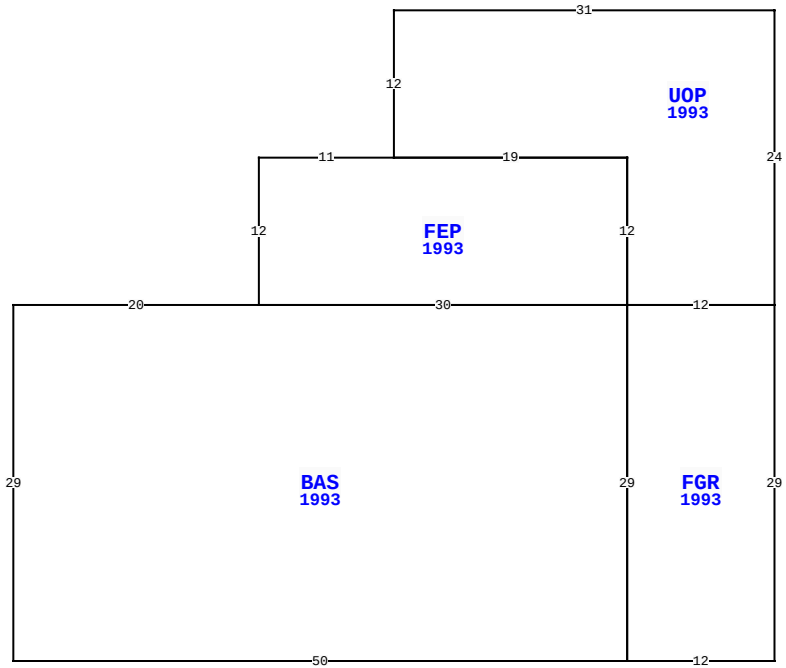
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,450	100	1,450	125,845
FEP	360	80	288	24,995
FGR	348	55	191	16,577
UOP	516	20	103	8,939
TOTALS	2,674		2,032	176,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,032	117.9920	106.49	216,388	1955	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2014 Heated Area: 1450 HX Base Yr 2014



1865 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	08/12/2014	KK	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		191,712
TOTAL MARKET OB/XF VALUE		16,127
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		482,839
SOH/AGL Deduction		275,408
ASSESSED VALUE		207,431
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,431
TOTAL JUST VALUE		482,839
NCON VALUE		3,910
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152715	160LFVIN	0	11/19/2015
20150911	26X24	29,000	04/28/2015
20131188	INSTDUCT	2,000	05/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1848/0845	4/02/2013	WD	Q	I	02	161,500
GRANTOR: FRASER CAROLYN B						
GRANTEE: WITWER STEVEN ERNES						
1177/1482	10/03/2003	WD	Q	I		219,000
GRANTOR: MACKLE DOUGLAS F & JO						
GRANTEE: FRASER CAROLYN B						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W31 S12 FEP=[YR=1993] W11 S12 BAS=[YR=1993] W20 S29 E50 FGR=[YR=1993] E12 N29 W12 S29$ N29 W30$ E30 N12 W19$ E19 S12 E12 N24$.

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	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2016	2016	3	97	6,774	
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	
3	0812	CONCRETE C	0	100	0	0	1,173.00	SF	4.00	4.00	100	2014	2014	3	95	4,457	
4	0810	CONCRETE A	0	100	28	4	112.00	SF	6.50	6.50	100	1955	1955	3	20	146	
5	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00	32.00	100	2017	2017	3	94	3,910	

LAND DESCRIPTION

TOTAL OB/XF 16,127

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	132.00	190.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/14/2021 BY TWA 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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2023

00-00-31-128A-0050-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

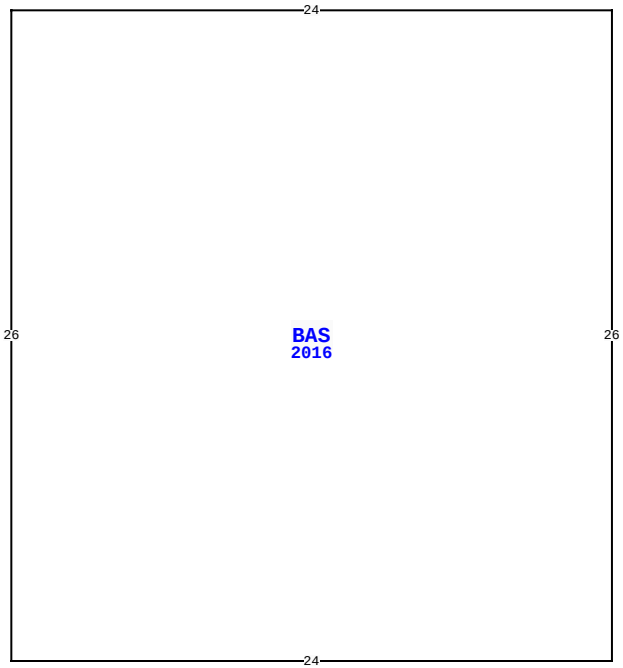
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	15,356
TOTALS	624		624	15,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	624	74.8000	26.18	16,336	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2014 Heated Area: 624 HX Base Yr 2014



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1177/1482	10/03/2003	WD	Q	I		219,000
GRANTOR: MACKLE DOUGLAS F & JO						
GRANTEE: FRASER CAROLYN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S26 E24 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS