LOT 53 & PT OF LOT 54 IN
OR 1264/341 & OR 1264/344 &
ESMT IN OR 1894/1220

BEST ROBERT L III
1864 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0053-0000

BUILDING CHARACTERISTICS

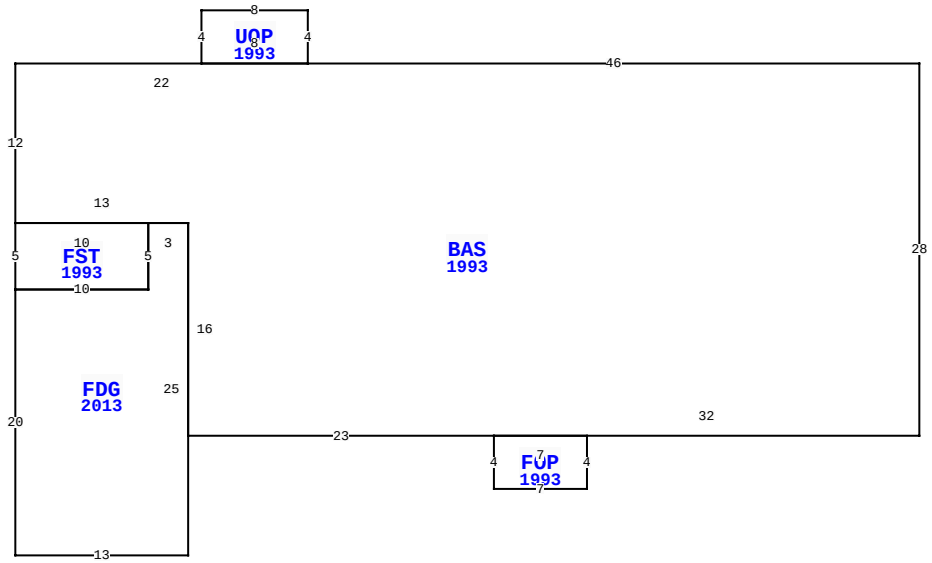
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,696	100	1,696	112,181
FDG	275	60	165	10,914
FOP	28	30	8	529
FST	50	55	28	1,852
UOP	32	20	6	397
TOTALS	2,081		1,903	125,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,903	102.5000	92.51	176,047	1954	1980	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2005 Heated Area: 1696 HX Base Yr 2005



1864 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		125,874
TOTAL MARKET OB/XF VALUE		2,167
TOTAL LAND VALUE - MARKET		412,500
TOTAL MARKET VALUE		540,541
SOH/AGL Deduction		305,949
ASSESSED VALUE		234,592
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,592
TOTAL JUST VALUE		540,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121584	NEW GARAGE DOOR	1,000	08/06/2012
20091136	ELEC OTHER	7,000	08/27/2009
20052578	H/AC	4,000	08/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1894/1220	12/18/2013	EE	U	I	30	100
GRANTOR: MCELHENNY MILLIE M						
GRANTEE: BEST ROBERT L III						
1836/1593	1/25/2013	QC	U	I	11	100
GRANTOR: MCELHENNY MILLIE M						
GRANTEE: BEST ROBERT L III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 UOP=[YR=1993] N4 W8 S4 E8 $ W22 S12
FST=[YR=1993] S5 FDG=[YR=2013] S20 E13 N25 W3 S5 W10 $ E10 N5
W10 $ E13 S16 E23 FOP=[YR=1993] S4 E7 N4 W7 $ E32 N28 $.

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	0850	PEBBLE WLK	0	100	0	0	170.00	SF	3.50	3.50	100	1954	1954	3	20	119	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	
3	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	1954	1954	3	20	176	
6	0801	ASPHALT A	0	100	13	17	221.00	SF	3.00	3.00	100	1998	1998	3	50	332	
7	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1985	1985	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 2,167

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	104.00	136.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							
2	000100	C	SFR	100		R-1	78.00	266.00	1.00	LT		1.00	1.00	0.50	275,000.00	137,500.00	137,500							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 412,500 Market: 0 Agricultural: 0 Common: 412,500 PRINTED 08/02/2023 BY SYS