

LOT 55 OF FOREST HILLS #1 S/D
PBK 2/76 & PT OF LOTS 98,99,
117 & 118 OF OUTLOTS S/D OF

MOKRIS JENNIFER L & JEFFREY B
1856 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034-2409

2023

00-00-31-128A-0055-0000



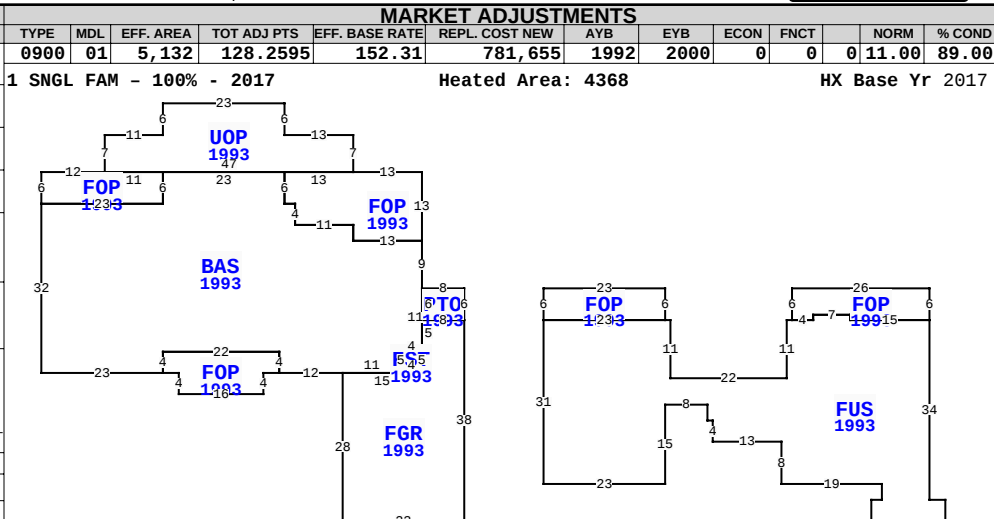
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,199	100	2,199	298,088
FGR	724	55	398	53,951
FOP	138	30	41	5,558
FOP	138	30	41	5,558
FOP	149	30	45	6,100
FOP	152	30	46	6,235
FOP	291	30	87	11,793
FST	20	55	11	1,491
FUS	2,169	100	2,169	294,020
PTO	48	5	2	271
TOTALS	6,495		5,132	695,673

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	1242	WD DECK A	0 100	0	0	608.00	SF	10.00	
3	1242	WD DECK A	0 100	12	6	72.00	SF	10.00	
4	0810	CONCRETE A	0 100	0	0	5,780.00	SF	6.50	
5	0300	BOAT DCK W	0 100	0	0	812.00	SF	40.00	
6	0303	FLT DOCK W	0 100	10	40	400.00	SF	26.00	
7	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	
8	0317	DCK PLNG W	0 100	0	0	7.00	UT	1,000.00	
9	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	
10	0861	POOL GUNIT	0 100	0	0	612.00	SF	85.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100			100.00	020.00	100.00



** This building has 11 Sub-Areas	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

1856 HIGHLAND DR, FERNANDINA BEACH

TOTAL OB/XF									
54,498									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					695,673				
TOTAL MARKET OB/XF VALUE					64,151				
TOTAL LAND VALUE - MARKET					450,000				
TOTAL MARKET VALUE					1,209,824				
SOH/AGL Deduction					171,297				
ASSESSED VALUE					1,038,527				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					988,527				
TOTAL JUST VALUE					1,209,824				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,132,383				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080479	OTHER	2,200	03/25/2008
985096	REMODEL	10,850	03/03/1999
6855	NEW CONSTR	102,000	01/06/1992
6808	FOUNDATION	15,000	11/21/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2075/0198	9/28/2016	WD	Q	I	01	1,100,000	
GRANTOR: SHEFFIELD GEORGE WESL							
GRANTEE: MOKRIS JENNIFER L &							
1634/1795	6/30/2009	QC	U	I	11	100	
GRANTOR: SHEFFIELD GEORGE WESL							
GRANTEE: SHEFFIELD GEORGE WE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1993] W8 BAS=[YR=1993] N9 FOP=[YR=1993] N13 W13 UOP=[YR=1993] N7 W13 N6 W23 S6 W11 S7 FOP=[YR=1993] W12 S6 E23 N6 W11 \$ E47 \$ W13 S6 E2 S4 E11 S3 E13 \$ W13 N3 W11 N4 W2 N6 W23 S6 W23 S32 E23 FOP=[YR=1993] E3S4 E16 N4 E3 N4 W22 S4 \$ N4 E22 S4 E12 FGR=[YR=1993] S28 E23 N38 W8 S5 FST=[YR=1993] W4S5E4N5S5W15\$ E11N5 E4N11 \$S6E8N6\$PTR=E15 FOP=[YR=1993] E23S6FUS=[YR=1993] E1S11E22 N11E1FOP=[YR=1993] N6 E26S6W15N1W7S1 W4\$E4N1E7S1E15 S34E3S25W14N25 E2N3W19N8W13N4W1N3W8S15W23N31 E23\$W23N6\$ W15 \$.									

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REVIEW DATE 07/10/2020 BY DJA Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS