

LOT 56 OF FOREST HILLS #1 S/D
PBK 2/76 & PT OF LOTS 99 & 117
OF OUTLOTS S/D OF

MOKRIS JEFFREY GEORGE & MARYLEE
1854 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0056-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 2															
Exterior Wall	10	ABOVE AVG 100	0500	11	5,083	140.4480	200.14	1,017,312	2019	2019	0	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	2 SFR CUST - 100% - 2018													Heated Area: 3791														
Roof Cover	12	MODULAR MT 100														HX Base Yr 2018														
Interior Wall	05	DRYWALL 100																												
Interior Floop	13	LVT/LAMMT 100																												
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.	2. 100																												
Units	0	100																												
Quality			04	Quality Level 04																										
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	2,951	100	2,951	584,707																										
FGR	306	55	168	33,288																										
FGR	572	55	315	62,414																										
FOP	222	30	67	13,275																										
FSP	914	40	366	72,518																										
FST	96	55	53	10,501																										
FUS	840	100	840	166,437																										
UOP	1,616	20	323	63,999																										
TOTALS			7,517	5,083	1,007,139																									
EXTRA FEATURES			1854 HIGHLAND DR, FERNANDINA BEACH																											
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														
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	100	2019	2019	3	99	3,960															
2	0462	ST/AL FNC	0	100	0	0	2,214.00	SF	10.00	100	2019	2019	3	93	20,590															
3	1134	LANDSCP BL	0	100	0	0	1,586.00	SF	3.00	100	2019	2019	3	100	4,758															
4	0855	CONC PAVER	0	100	0	0	2,773.00	SF	10.00	100	2019	2019	3	99	27,453															
5	0803	ASPHALT C	0	100	0	0	4,056.00	SF	2.00	100	2019	2019	3	86	6,976															
6	0861	POOL GUNIT	0	100	0	0	648.00	SF	85.00	100	2019	2019	3	93	51,224															
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	100	2019	2019	3	90	1,800															
8	0300	BOAT DCK W	0	100	0	0	1,144.00	SF	40.00	100	2005	2005	3	44	20,134															
9	0303	FLT DOCK W	0	100	30	10	300.00	SF	26.00	100	2005	2005	3	44	3,432															
10	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	100	2005	2005	3	44	2,288															
TOTAL OB/XF																142,615														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000130	C	SFR WATER	100		R-1A	100.00	940.00	100.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	450,000													
REVIEW DATE 04/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																														

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