

LOT 57 OF FOREST HILLS #1 S/D
PBK 2/76 & PT OF LOT 117 OF
OUTLOTS S/D OF SEC 11-3N-29E &

COLWELL STEPHEN P & MARCI P
1848 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0057-0000



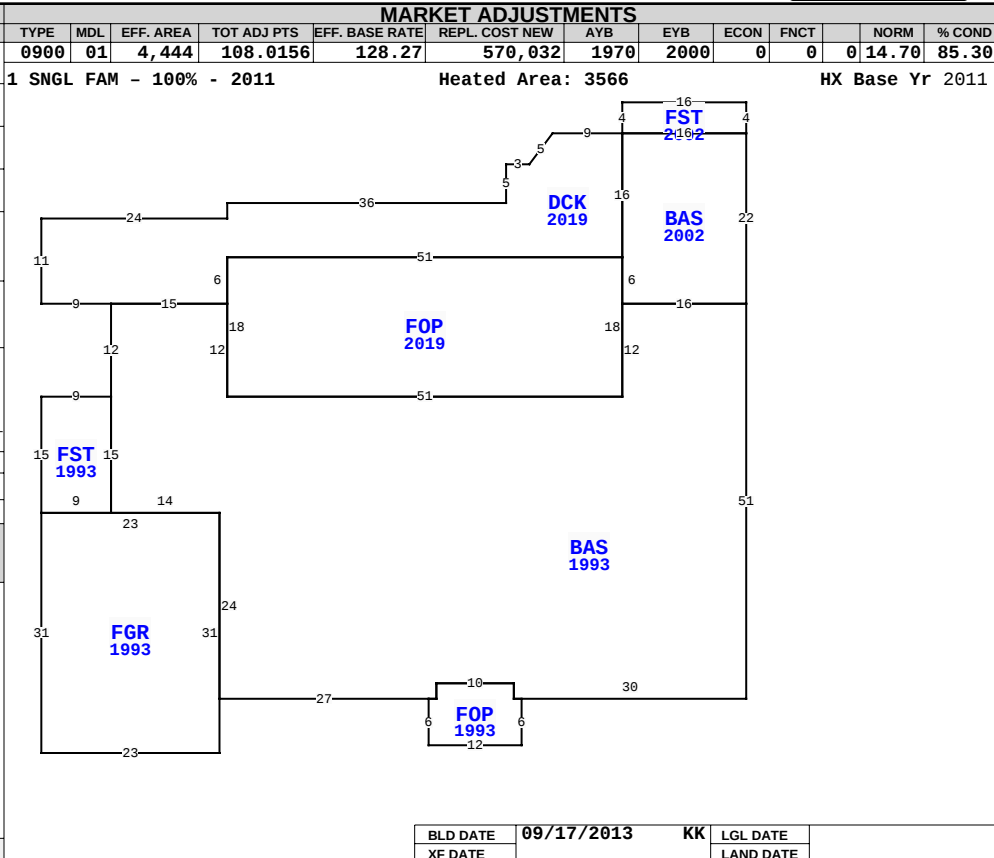
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 70
Exterior Wall	10 ABOVE AVG 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 50
Interior Wall	08 DECORATIVE 50
Interior Floo	12 HARDWOOD 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 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	3,214	100	3,214	351,658
BAS	352	100	352	38,514
DCK	738	10	74	8,097
FGR	713	55	392	42,891
FOP	92	30	28	3,064
FOP	918	30	275	30,089
FST	135	55	74	8,097
FST	64	55	35	3,829
TOTALS	6,226		4,444	486,237

EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
3	0825	BRICK	0	100	4	4	
4	0504	FP-ELECTRI	0	100	0	0	
5	0300	BOAT DCK W	0	100	0	0	
7	0350	CARPORT WD	0	100	24	24	
8	0317	DCK PLNG W	0	100	0	0	
9	0303	FLT DOCK W	0	100	20	8	
10	0310	AL GANG WY	0	100	0	0	
11	0323	BOAT LFT H	0	100	0	0	
12	1242	WD DECK A	0	100	0	0	
13	0810	CONCRETE A	0	100	4	10	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000130	C	SFR WATER	100	



1848 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	09/17/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		486,237	
TOTAL MARKET OB/XF VALUE		72,962	
TOTAL LAND VALUE - MARKET		495,000	
TOTAL MARKET VALUE		1,054,199	
SOH/AGL Deduction		377,419	
ASSESSED VALUE		676,780	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		626,780	
TOTAL JUST VALUE		1,054,199	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		997,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182040	REMODEL	155,000	06/15/2018
20032687	SWIM POOL	24,000	03/13/2003
20022211	REMODEL	7,000	12/17/2002
20022212	NEW BATH	2,000	12/17/2002
20022050	REMODEL	16,000	12/02/2002
2003272	XFOB	17,451	06/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1687/0337	7/01/2010	WD	Q	I	01	945,000
GRANTOR: SMITH ROBERT B II TRU						
GRANTEE: COLWELL STEPHEN P &						
1087/1973	10/16/2002	WD	Q	I		730,000
GRANTOR: WILLIAMS E A						
GRANTEE: SMITH ROBERT II TRU						

BUILDING NOTES												
BUILDING DIMENSIONS												
FST=[YR=2002] W16 S4 DCK=[YR=2019] W9 D4 L3 W3 S5 W36 S2 W24 S11 E9 BAS=[YR=1993] S12FST=[YR=1993] W9 S15 FGR=[YR=1993] S31 E23N31 W23\$ E9 N15 \$ S15 E14 S24 E27 FOP=[YR=1993] S6 E12 N6 W1 N2 W10 S2 W1\$ E1 N2 E10 S2 E30 N51 BAS=[YR=2002] N22 W16 S16 FOP=[YR=2019] W51 S18 E51 N18\$ S6 E16\$ W16 S12 W51 N12 W15\$ E15 N6 E51 N16\$ E16 N4\$.												

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BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY					STANDARD				
																				Tax Group: 2					Tax Dist:				
																				BUILDING MARKET VALUE					486,237				
																				TOTAL MARKET OB/XF VALUE					72,962				
																				TOTAL LAND VALUE - MARKET					495,000				
																				TOTAL MARKET VALUE					1,054,199				
																				SOH/AGL Deduction					377,419				
																				ASSESSED VALUE					676,780				
																				TOTAL EXEMPTION VALUE					HX HB		50,000		
																				BASE TAXABLE VALUE					626,780				
																				TOTAL JUST VALUE					1,054,199				
																				NCON VALUE					0				
																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE					997,109				