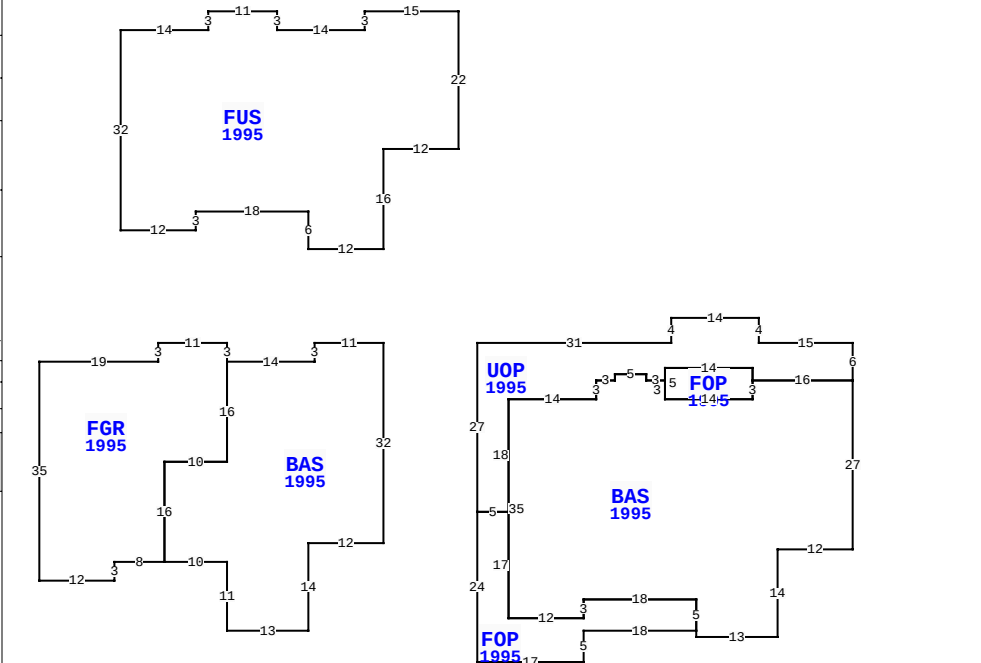


O'BRIEN JAMES M & TINA K
1844 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023



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	VALUATION SUMMARY																									
Exterior Wall		10	ABOVE AVG 100		0900	01	5,289	109.2262	129.71	686,036	1995	1995	0	0	13.00	87.00	VALUATION BY		STANDARD																								
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 1997													Heated Area: 4596													HX Base Yr 1997												
Roof Cover		05	COMP SHNGL 100															BUILDING MARKET VALUE													596,851												
Interior Wall		03	DRYWALL 100															TOTAL MARKET OB/XF VALUE													30,007												
Interior Floor		12	HARDWOOD 50															TOTAL LAND VALUE - MARKET													450,000												
Interior Floor		14	CARPET 50															TOTAL MARKET VALUE													1,076,858												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													595,099												
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE													481,759																									
Bedrooms			4 100		TOTAL EXEMPTION VALUE													HX HB 50,000																									
Bathrooms			4 100		BASE TAXABLE VALUE													431,759																									
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE													1,076,858																									
Stories		3.	3. 100		NCON VALUE													0																									
Units		00	0 100		INCOME VALUE																																						
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE													1,020,357																									
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	1,100	100	1,100	124,132																																							
BAS	1,864	100	1,864	210,348																																							
FGR	869	55	478	53,941																																							
FOP	70	30	21	2,370																																							
FOP	294	30	88	9,930																																							
FUS	1,632	100	1,632	184,168																																							
UOP	530	20	106	11,962																																							
TOTALS		6,359	5,289	596,851																																							
EXTRA FEATURES					1844 HIGHLAND DR, FERNANDINA BEACH										BLD DATE				LGL DATE																								
															XF DATE				LAND DATE																								
															INC DATE				AG DATE																								
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	0810	CONCRETE A	0 100	0	0	3,231.00	SF	6.50	6.50	100	1995	1995	3	72	15,121																												
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580																												
3	0300	BOAT DCK W	0 100	0	0	904.00	SF	40.00	40.00	100	1995	1995	3	24	8,678																												
4	0310	AL GANG WY	0 100	0	0	20.00	LF	115.00	115.00	100	2013	2013	3	65	1,495																												
5	0303	FLT DOCK W	0 100	20	8	160.00	SF	26.00	26.00	100	1998	1998	3	27	1,123																												
6	0350	CARPORT WD	0 100	28	12	336.00	SF	19.50	19.50	100	1998	1998	3	20	1,310																												
7	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300																												
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400																												
LAND DESCRIPTION																	TOTAL OB/XF 30,007																										
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			97.00	700.00	97.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	436,500																										
2	000130	C	SFR WATER	100			3.00	700.00	3.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	13,500																										
REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 08/02/2023 BY SYS																																											