

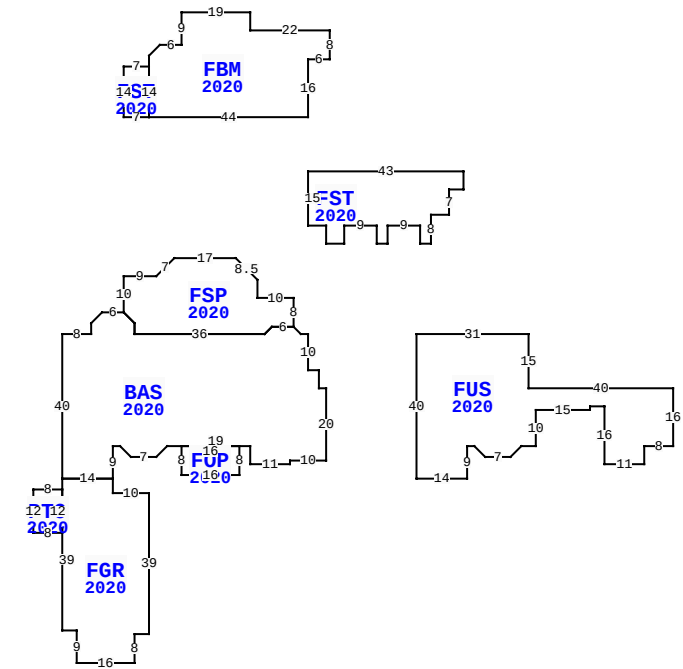
LOT 59
IN OR 2128/551
FOREST HILLS 1

MINOR WILLIAM H III & VALERIE V
1840 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0059-0000



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																			
Exterior Wall	17	CB STUCCO 50	0500	01	6,454	105.9250	150.94	974,167	2020	2020	0	0	0	0.75	99.25	VALUATION SUMMARY																			
Exterior Wall	31	HARDIE BRD 50	2 SFR CUST - 100% - 2021													Heated Area: 5078																			
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2021													VALUATION BY																			
Roof Cover	03	COMP SHNGL 100															STANDARD																		
Interior Wall	05	DRYWALL 100														Tax Group: 2																			
Interior Floor	12	HARDWOOD 70														Tax Dist:																			
Interior Floor	12	HARDWOOD 30														BUILDING MARKET VALUE																			
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE																			
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET																			
Bedrooms	7	100														TOTAL MARKET VALUE																			
Bathrooms	4.5	100														SOH/AGL Deduction																			
Frame	04	REIN CONC 100														ASSESSED VALUE																			
Stories	2.	100														TOTAL EXEMPTION VALUE																			
Units	0	100														HX HB																			
Occupancy	00	NONE 100														BASE TAXABLE VALUE																			
Quality	03	Quality Level 03														TOTAL JUST VALUE																			
DOR CODE	0100	SINGLE FAMILY														NCON VALUE																			
MAP NUM		MKT AREA														INCOME VALUE																			
NEIGHBORHOOD/LOC	1007.00															PREVIOUS YEAR MKT VALUE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	2,533	100	2,533	379,464																															
FBM	1,159	80	927	138,872																															
FGR	1,116	55	614	91,982																															
FOP	128	30	38	5,693																															
FSP	774	40	310	46,440																															
FST	98	55	54	8,090																															
FST	645	55	355	53,182																															
FUS	1,618	100	1,618	242,389																															
PTO	96	5	5	749																															
TOTALS	8,167		6,454	966,861																															
EXTRA FEATURES					1840 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																		
4	0812	CONCRETE C	0	100	0	0	3,488.00	SF	4.00	4.00	100	2020	2020	3	99	13,812																			
5	0861	POOL GUNIT	0	100	0	0	509.00	SF	85.00	85.00	100	2020	2020	3	95	41,102																			
6	0855	CONC PAVER	0	100	0	0	4,344.00	SF	10.00	10.00	100	2020	2020	3	99	43,006																			
7	0855	CONC PAVER	0	100	0	0	2,143.00	SF	10.00	10.00	100	2020	2020	3	99	21,216																			
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2020	2020	3	93	930																			
9	1125	CB/STC 6"	0	100	0	0	1,136.00	SF	7.35	7.35	100	2020	2020	3	99	8,266																			
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	99	1,980																			
11	0300	BOAT DCK W	0	100	0	0	1,127.00	SF	40.00	40.00	100	2021	2021	3	98	44,178																			
12	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2021	2021	3	97	1,940																			
13	0350	CARPORT WD	0	100	27	30	810.00	SF	13.00	13.00	100	2021	2021	3	97	10,214																			
LAND DESCRIPTION					TOTAL OB/XF 186,644																														
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	000100	C	SFR	100			105.00	600.00	105.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	472,500																		

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