LOT 62
FOREST HILLS 1 PB 2/76

MCSWAIN MICHAEL T & ELIZABETH SHURI
1830 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0062-0000

BUILDING CHARACTERISTICS

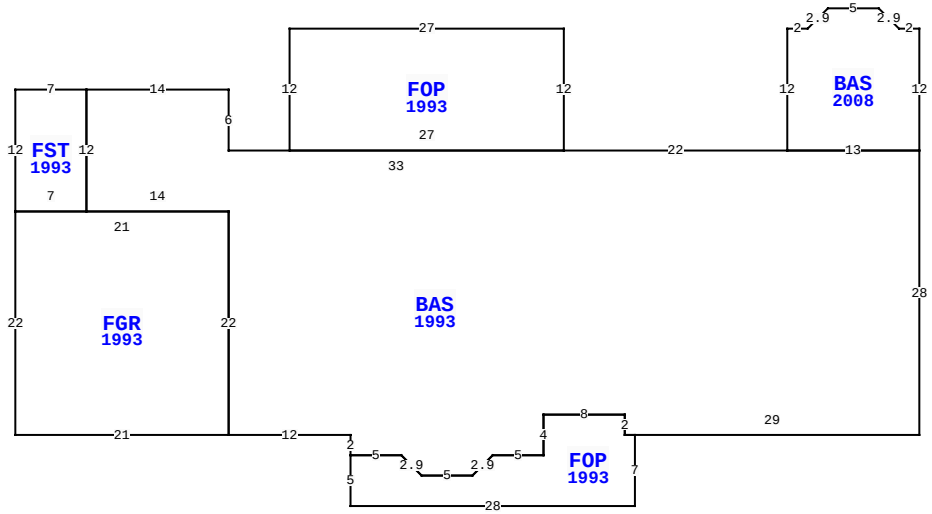
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	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	2,108	100	2,108	240,256
BAS	170	100	170	19,375
FGR	462	55	254	28,949
FOP	160	30	48	5,471
FOP	324	30	97	11,056
FST	84	55	46	5,243
TOTALS	3,308		2,723	310,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,723	126.7056	150.46	409,703	1973	1993	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 2021 Heated Area: 2278 HX Base Yr 2021



1830 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		310,350
TOTAL MARKET OB/XF VALUE		82,432
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		932,782
SOH/AGL Deduction		307,007
ASSESSED VALUE		625,775
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		575,775
TOTAL JUST VALUE		932,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		888,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211102	SWIM POOL	0	03/24/2021
20200025	DEMOLITION	0	09/17/2020
20110779	REPAIR/RRF	8,500	05/20/2011
20072198	ELEC OTHER	2,000	12/10/2007
20072120	H/AC	500	11/27/2007
20072104	ADDITION	30,000	11/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1663	3/26/2020	WD	Q	I	01	937,500
GRANTOR: FERGUSON JONATHAN R &						
GRANTEE: MCSWAIN MICHAEL T &						
1908/0423	3/19/2014	WD	Q	I	01	610,000
GRANTOR: WHITE STEPHEN E TRUST						
GRANTEE: FERGUSON JONATHAN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W2 L2 U2 W5 D2 L2 W2 S12 BAS=[YR=1993] W22 FOP=[YR=1993] N12 W27 S12 E27$ W33 N6 W14 FST=[YR=1993] W7 S12 FGR=[YR=1993] S22 E21 N22 W21$ E7 N12$ S12 E14 S22 E12 S2 FOP=[YR=1993] S5 E28 N7 W1 N2 W8 S4 W5 D2 L2 W5 U2 L2 W5 $ E5 R2 D2 E5 R2 U2 E5 N4 E8 S2 E29 N28 W13$ E13 N12$.

EXTRA FEATURES

LN	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	286.00	SF	6.50	6.50	100	1973	1973	3	25	465	
4	0810	CONCRETE A	0	100	0	0	890.00	SF	6.50	6.50	100	1980	1980	3	35	2,025	
5	0810	CONCRETE A	0	100	0	0	732.00	SF	6.50	6.50	100	1980	1980	3	35	1,665	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1973	1973	3	34	1,190	
7	0830	FLAGSTONE	0	100	0	0	1,460.00	SF	12.00	12.00	100	2021	2021	3	100	17,520	
8	0861	POOL GUNIT	0	100	0	0	308.00	SF	85.00	85.00	100	2021	2021	3	98	25,656	
10	0310	AL GANG WY	0	100	0	0	12.00	LF	115.00	115.00	100	2021	2021	3	97	1,339	
11	0303	FLT DOCK W	0	100	0	0	96.00	SF	26.00	26.00	100	2021	2021	3	98	2,446	
12	0300	BOAT DCK W	0	100	0	0	915.00	SF	40.00	40.00	100	2014	2014	3	78	28,548	
13	0415	BEACHWALK	0	100	0	0	392.00	SF	5.75	5.75	100	2014	2014	3	70	1,578	

LAND DESCRIPTION

TOTAL OB/XF 82,432

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			150.00	380.00	150.00	FF		1.00	1.00	0.80	4,500.00	3,600.00	540,000							

REVIEW DATE 11/16/2021 BY DJ Total Acres: 0.00 Total Land Value: 540,000 Market: 0 Agricultural: 0 Common: 540,000 PRINTED 08/02/2023 BY SYS