

LOT 65
IN OR 1875/1080
FOREST HILLS # 1 PB 2/76

BELL RANDALL A & ANNETTE D
1814 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0065-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD\$ Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1007.00	

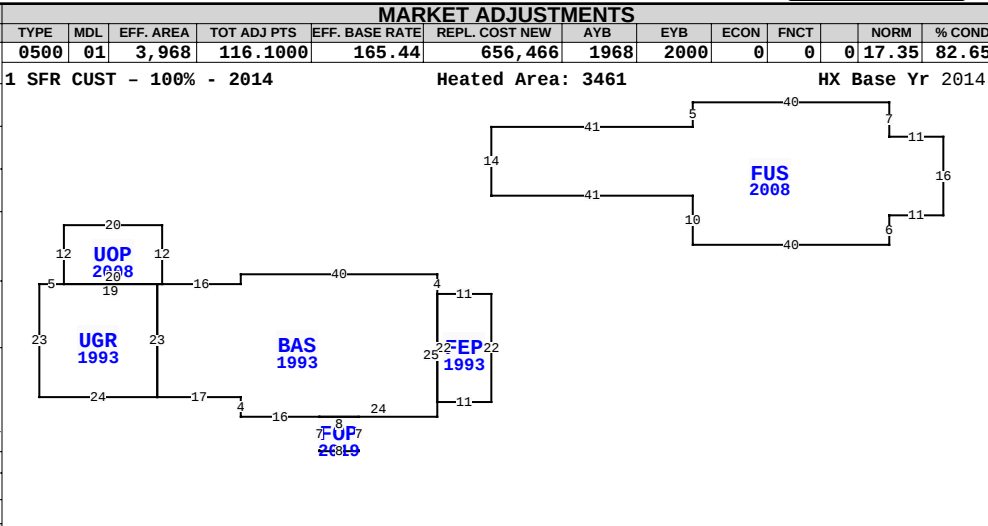
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	212,077
FEP	242	80	194	26,527
FOP	56	30	17	2,324
FUS	1,910	100	1,910	261,166
UGR	552	45	248	33,910
UOP	240	20	48	6,563

TOTALS	4,551	3,968	542,569
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0803	ASPHALT C	0	100	0	0	2,636.00	SF	2.00
4	1076	TRELLIS A	0	100	21	16	336.00	SF	7.50
5	1242	WD DECK A	0	100	21	16	336.00	SF	10.00
6	0825	BRICK	0	100	0	0	244.00	SF	9.38

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	164.00	295.00	1.00

REVIEW DATE 08/29/2019 BY DJA



1814 HIGHLAND DR, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	542,569								
TOTAL MARKET OB/XF VALUE	6,410								
TOTAL LAND VALUE - MARKET	350,000								
TOTAL MARKET VALUE	898,979								
SOH/AGL Deduction	283,076								
ASSESSED VALUE	615,903								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	565,903								
TOTAL JUST VALUE	898,979								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	792,862								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190438	FOP	0	07/22/2019
20080355	UPGRADE 200 AMP	3,800	03/06/2008
20051648	METER CAN & RISER	45	04/21/2005
20051321	REROOF W/30YR SHN	5,000	02/25/2005
20010170	TAP=1	0	02/05/2001
5924	XF0B	2,000	04/17/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1875/1080	8/23/2013	WD	Q	I	02	650,000
GRANTOR: MULLIN MICHAEL S & KE						
GRANTEE: BELL RANDALL A & AN						
1798/1983	6/15/2012	TD	Q	I	02	499,200
GRANTOR: RUCKER CLAUDE LEE III						
GRANTEE: MULLIN MICHAEL S &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=1993] W11 BAS=[YR=1993] N4 W40 S2 W16 UOP=[YR=2008] N12 W20 S12 UGR=[YR=1993] W5 S23 E24 N23 W19\$ E20\$ W1 S23 E17 S4 E16 FOP=[YR=2019] S7 E8 N7 W8\$ E24 N25\$ S22 E11 N22\$ PTR=N20 FUS=[YR=2008] N14 E41 N5 E40 S7 E11 S16 W11 S6 W40 N10 W41 \$ S20\$.									

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