

LOT 67
IN OR 933/1655 & OR 978/428
& IN OR 978/306

WATSON JOSEPH B & TINA M
1810 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0067-0000



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 1 2																							
Exterior Wall	16	WD FR STUC 60	0900	01	2,470	109.4400	129.96	321,001	1960	1995	0	0	0	13.30	86.70	VALUATION SUMMARY																						
Exterior Wall	10	ABOVE AVG 40	1 SNGL FAM - 100% - 2001												Heated Area: 2020												HX Base Yr 2001											
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100													Tax Group: 2												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												278,308											
Interior Floor	12	HARDWOOD 100													TOTAL MARKET OB/XF VALUE												8,608											
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET												275,000											
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE												561,916											
Bedrooms	3	100													SOH/AGL Deduction												358,064											
Bathrooms	2.5	100													ASSESSED VALUE												203,852											
Frame	03	MASONRY 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Stories	1.5	1.5 100													BASE TAXABLE VALUE												153,852											
Units	0	100	TOTAL JUST VALUE												561,916																							
BUD8 Adjustme	02	DIST FB 100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 435,865																							
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	1,060	100	1,060	119,436																																		
FEP	150	80	120	13,521																																		
FGR	600	55	330	37,183																																		
FUS	960	100	960	108,169																																		
TOTALS															2,770	2,470	278,308																					
EXTRA FEATURES															1810 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																						
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1980	1980	3	49	1,715																						
2	0825	BRICK	0	100	0	0		62.00	SF 12.50	12.50	100	1960	1960	3	39.8	308																						
3	0810	CONCRETE A	0	100	0	0		2,000.00	SF 6.50	6.50	100	1960	1960	3	20	2,600																						
4	1242	WD DECK A	0	100	16	25		400.00	SF 10.00	10.00	100	2003	2003	3	22	880																						
5	0830	FLAGSTONE	0	100	0	0		308.00	SF 12.00	12.00	100	2003	2003	3	84	3,105																						
LAND DESCRIPTION																																						
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	0006	R-1	131.00	185.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																					
REVIEW DATE 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS																																						