LOT 69
FOREST HILLS 1 PB 2/76

SCHREIBER FAMILY TRUST/SCHREIBER JAMES M TRUSTEE
1802 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128A-0069-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

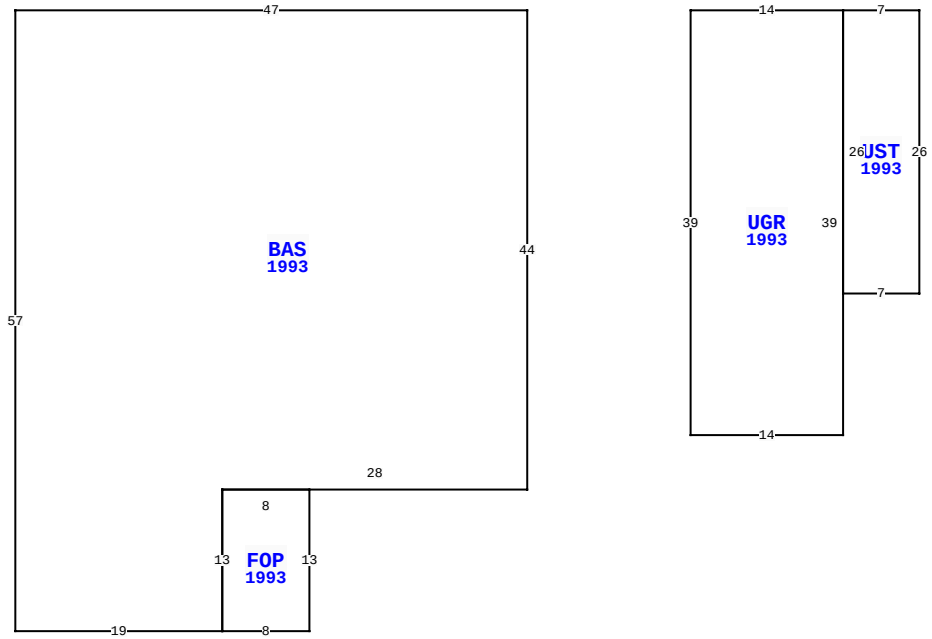
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,315	100	2,315	183,088
FOP	104	30	31	2,452
UGR	546	45	246	19,456
UST	182	45	82	6,485
TOTALS	3,147		2,674	211,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	107.5200	97.04	259,485	1957	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2001 Heated Area: 2315 HX Base Yr 2001



1802 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		211,480
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		438,720
SOH/AGL Deduction		262,047
ASSESSED VALUE		176,673
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,673
TOTAL JUST VALUE		438,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210707	REPAIR/RRF	0	11/30/2021
3744	REPAIR/RRF	2,800	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/0779	12/20/2019	WD	U	I	11	100
GRANTOR: SCHREIBER JAMES M & J						
GRANTEE: SCHREIBER FAMILT TR						
0953/0312	10/10/2000	WD	Q	I		137,900
GRANTOR: KINGSLEY JOYCE S & RO						
GRANTEE: SCHREIBER JAMES M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S57 E19 FOP=[YR=1993] E8 N13 W8 S13 $ N13 E28 N44 $ PTR= E15 UGR=[YR=1993] E14 UST=[YR=1993] E7 S26 W7 N26 $ S39 W14 N39 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1957	1957	3	20	700	
2	0810	CONCRETE A	0	100	0	0	520.00	SF	6.50	6.50	100	1957	1957	3	20	676	
3	0940	SHEDS/PORT	0	100	9	16	144.00	SF	30.00	30.00	100	1996	1996	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	000100	C	SFR	100	0006	R-1	90.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS