

LOT 130
IN OR 1186/193
FOREST HILLS 3 PB 3/46

KATZER SCOTT A & SUZIE G
2011 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0130-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

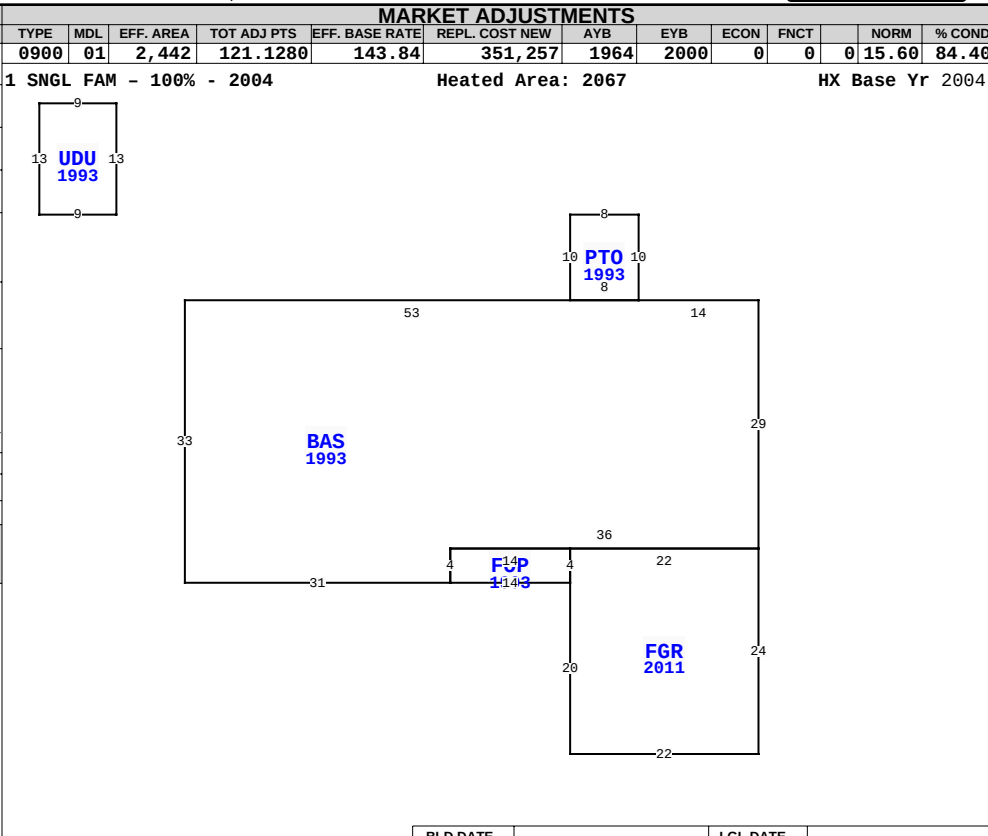
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	2,067	250,936
FGR	528	55	290	35,207
FOP	56	30	17	2,064
PTO	80	5	4	485
UDU	117	55	64	7,770

TOTALS	2,848	2,442	296,461
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50
2	0910	SCRN RM L	0	100	0	0	1,435.00	SF	15.00
3	0845	KOOL DECK	0	100	0	0	923.00	SF	7.25
4	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00
5	0810	CONCRETE A	0	100	0	0	1,860.00	SF	7.80
6	0855	CONC PAVER	0	100	18	4	72.00	SF	10.00
7	1076	TRELLIS A	0	100	52	4	208.00	SF	7.50
8	1242	WD DECK A	0	100	38	16	608.00	SF	10.00
9	0820	WOOD WALK	0	100	0	0	168.00	SF	11.75

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	100.00	158.00	1.00

REVIEW DATE 09/18/2019 BY DJA



2011 HIGHLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
37,971	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000	

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		296,461	
TOTAL MARKET OB/XF VALUE		37,971	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		559,432	
SOH/AGL Deduction		325,984	
ASSESSED VALUE		233,448	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		183,448	
TOTAL JUST VALUE		559,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		524,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121352	REPLACE DOOR & RO	2,381	07/10/2012
20120534	550SF WOOD DECK	18,800	03/30/2012
20102100	GARAGE	18,800	12/08/2010
20102101	REPAIR/RRF	4,800	12/08/2010
20101997	REMODEL	1,000	11/19/2010
20101998	REMODEL	1,000	11/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/0193	11/04/2003	WD	Q	I		213,000
GRANTOR: TANNER LESLIE M & HAM						
GRANTEE: KATZER SCOTT A & SU						
0847/0403	9/01/1998	WD	Q	I		129,000
GRANTOR: STEPHENSON DONALD C &						
GRANTEE: TANNER LESLIE M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W14 PTO=[YR=1993] N10W8S10E8 \$ W53 S33E31 FOP=[YR=1993] E14 FGR=[YR=2011] S20E22N24W22S4 \$ N4W14 S4\$ N4E36N29\$ PTR=W75N10 UDU=[YR=1993] N13W9S13E9\$ S10E75\$.									

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