

LOTS 131 & 132  
IN OR 913/1706  
FOREST HILLS #3 PB 3/46

WALKER SUZANNE  
2005 HIGHLAND DR  
FERNANDINA BEACH, FL 32034

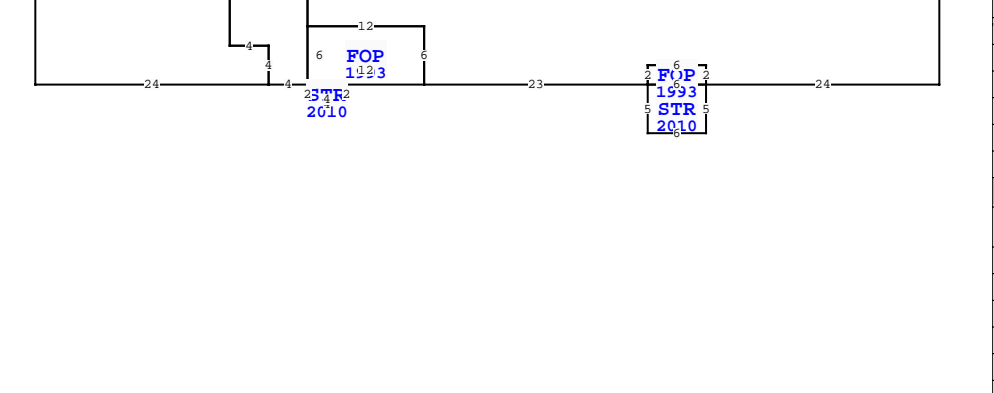
**2023**

00-00-31-128C-0131-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 90
Interior Floor	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,577	117.6000	139.65	359,878	1960	1985	0	0	0	27.75	72.25

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		260,012	
TOTAL MARKET OB/XF VALUE		33,676	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		541,188	
SOH/AGL Deduction		292,530	
ASSESSED VALUE		248,658	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		198,658	
TOTAL JUST VALUE		541,188	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,710	



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	1,791	100	1,791	180,707
FCP	476	25	119	12,007
FEP	680	80	544	54,888
FOP	12	30	4	404
FOP	72	30	22	2,220
FST	168	55	92	9,283
STR	8	10	1	101
STR	12	10	1	101
STR	30	10	3	303
<b>TOTALS</b>	<b>3,249</b>		<b>2,577</b>	<b>260,012</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211311	SWIM POOL	0	06/22/2021
20091349	REPAIR/RRF	5,000	10/05/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/1706	12/30/1999	WD	U	I	05	90,000
GRANTOR: BOURDEAU BROTHERS REA						
GRANTEE: WALKER SUZANNE						
0737/1374	8/28/1995	CT	U	I	14	705,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOURDEAU BROTHERS R						

EXTRA FEATURES																
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	2.00	UT	3,500.00	3,500.00	100	1960	1960	3	23	1,610	
2	0810	CONCRETE A	0	100	0	645.00	SF	6.50	6.50	100	1960	1960	3	20	839	
3	0861	POOL GUNIT	0	100	0	242.00	SF	85.00	85.00	100	2021	2021	3	98	20,159	
4	0855	CONC PAVER	0	100	0	694.00	SF	10.00	10.00	100	2021	2021	3	100	6,940	
5	0462	ST/AL FNC	0	100	0	360.00	SF	10.00	10.00	100	2021	2021	3	98	3,528	
6	0855	CONC PAVER	0	100	0	60.00	SF	10.00	10.00	100	2021	2021	3	100	600	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	200.00	158.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W25 FEP=[YR=2010] N7 W40 S16 STR=[YR=2010] W4S3 FST=[YR=1993] W4 FCP=[YR=1993] W20 S23E24 N4W4N19\$ S19E4S4E4 STR=[YR=2010] S2E4N2W4\$ FOP=[YR=1993] E12N6 W12S6\$ N23W4\$ E4 N3\$ S1E40N10\$ S10W40S19E12S6 E23 STR=[YR=2010] S5E6N5 FOP=[YR=1993] N2 W6S2E6\$ W6\$ N2E6S2E24 N35\$.												

TOTAL OB/XF 33,676																								
REVIEW DATE 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/02/2023 BY SYS																								