LOT 134 & N 50 FT OF 135
OR 2462/1428
FOREST HILLS 3

PEACOCK WESLEY R & LEANNE C
1931 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0134-0000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

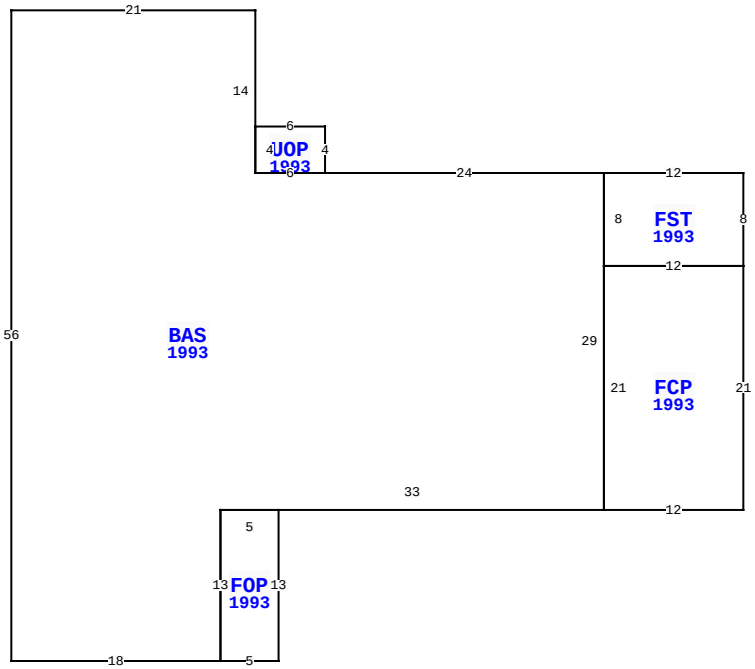
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2,007	203,696
FCP	252	25	63	6,394
FOP	65	30	20	2,030
FST	96	55	53	5,379
UOP	24	20	5	507
TOTALS	2,444		2,148	218,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	111.7200	132.67	284,975	1956	1975	0	0	0	23.50	76.50

1 SNGL FAM – 100% - 2022 Heated Area: 2007 HX Base Yr 2022



1931 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		218,006
TOTAL MARKET OB/XF VALUE		1,788
TOTAL LAND VALUE - MARKET		236,250
TOTAL MARKET VALUE		456,044
SOH/AGL Deduction		35,372
ASSESSED VALUE		420,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		370,672
TOTAL JUST VALUE		456,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131341	ROOF	6,582	06/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/1428	5/06/2021	WD	U	I	37	330,000
GRANTOR: WOLESHIN THOMAS C & M						
GRANTEE: PEACOCK WESLEY R &						
0242/0576	7/01/1977	WD	U	V		40,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W24 UOP=[YR=1993] N4 W6 S4 E6$ W6 N14 W21 S56 E18 FOP=[YR=1993] E5 N13 W5 S13$ N13 E33 FCP=[YR=1993] E12 N21 W12 S21$ N29$ S8 E12 N8$.

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	0940	SHEDS/PORT	0	100	0	0	90.00	SF	30.00	30.00	100	1982	1982	3	20	540	
2	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	100	1956	1956	3	20	1,248	

LAND DESCRIPTION

TOTAL OB/XF 1,788

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	130.00	180.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250							

REVIEW DATE 01/23/2017 BY DJX Total Acres: 0.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 08/02/2023 BY SYS