

S51 FT OF LOT 135 & ALL OF 136  
IN OR 659 PG 1300  
FOREST HILLS # 3 PB 3/46

FRENCH BEVERLY A & LAWRENCE W  
1923 HIGHLAND DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0135-0020



| BUILDING CHARACTERISTICS |      |                  |
|--------------------------|------|------------------|
| ELEMENT                  | CD   | CONSTRUCTION     |
| Exterior Wall            | 19   | COMMON BRK 90    |
| Exterior Wall            | 05   | AVERAGE 10       |
| Roof Structure           | 03   | GABLE/HIP 100    |
| Roof Cover               | 03   | COMP SHNGL 100   |
| Interior Wall            | 05   | DRYWALL 80       |
| Interior Wall            | 04   | PLYWOOD 20       |
| Interior Floor           | 14   | CARPET 80        |
| Interior Floor           | 08   | SHT VINYL 20     |
| Air Condition            | 01   | NONE 100         |
| Heating Type             | 01   | NONE 100         |
| Bedrooms                 |      | 3 100            |
| 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          |

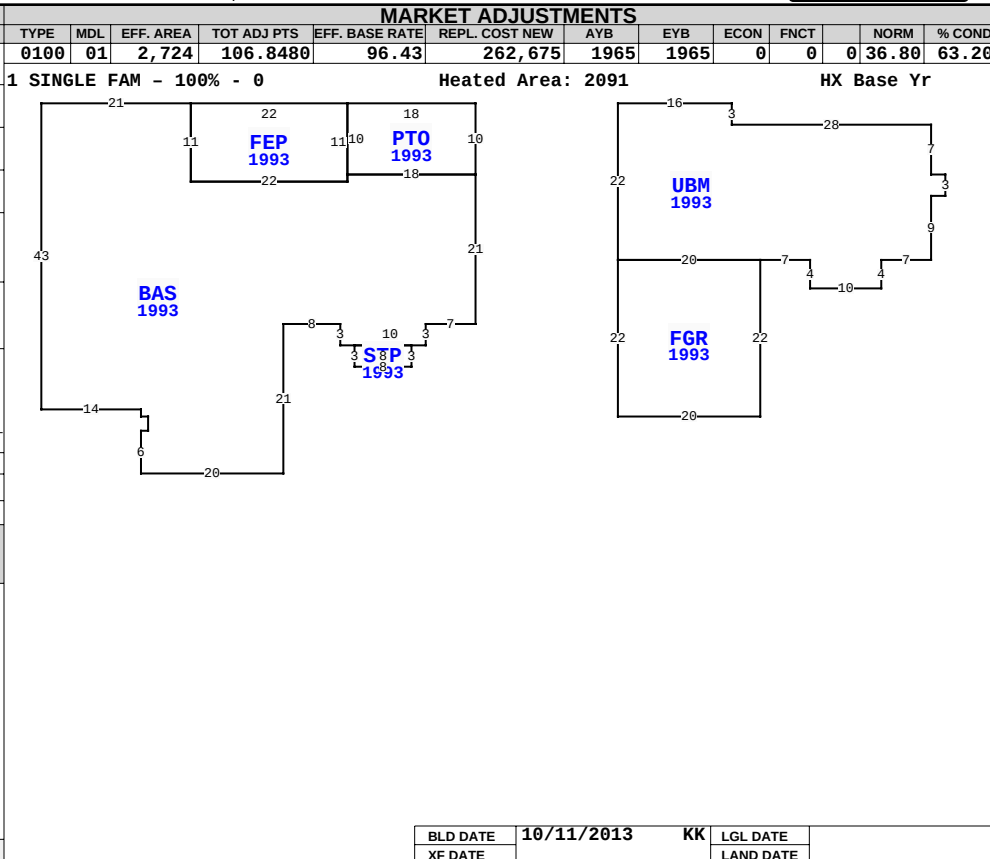
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,091            | 100         | 2,091        | 127,433              |
| FEP       | 242              | 80          | 194          | 11,823               |
| FGR       | 440              | 55          | 242          | 14,748               |
| PTO       | 180              | 5           | 9            | 549                  |
| STP       | 24               | 10          | 2            | 122                  |
| UBM       | 930              | 20          | 186          | 11,336               |
| TOTALS    | 3,907            |             | 2,724        | 166,011              |

| EXTRA FEATURES |            |             |         |      |
|----------------|------------|-------------|---------|------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | W    |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 0  |
| 2              | 0812       | CONCRETE C  | 0 100   | 0 0  |
| 3              | 0940       | SHEDS/PORT  | 0 100   | 10 8 |
| 4              | 1127       | BRICK 8"    | 0 100   | 0 0  |

| 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       | 1965    | 1965        | 3 | 28     | 980             |       |
| 2   | 0812       | CONCRETE C  | 0 100   | 0  | 0 | 1,345.00 | SF | 4.00     | 4.00           | 100       | 1965    | 1965        | 3 | 20     | 1,076           |       |
| 3   | 0940       | SHEDS/PORT  | 0 100   | 10 | 8 | 80.00    | SF | 30.00    | 30.00          | 100       | 2005    | 2005        | 3 | 27     | 648             |       |
| 4   | 1127       | BRICK 8"    | 0 100   | 0  | 0 | 228.00   | SF | 11.00    | 11.00          | 100       | 1965    | 1965        | 3 | 48.4   | 1,214           |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-2      | 151.00 | 178.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.05    | 225,000.00 | 236,250.00     | 236,250    |                             |      |

REVIEW DATE 10/15/2018 BY DJX



1923 HIGHLAND DR, FERNANDINA BEACH

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 10/11/2013 | KK | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |
| 0100               | 01  | 2,724     | 106.8480    | 96.43          | 262,675        | 1965 | 1965 | 0    | 0    |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD               |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 2 Tax Dist: |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 166,011                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,918                  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 236,250                |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 406,179                |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 270,349                |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 135,830                |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000                 |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 85,830                 |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 406,179                |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                        |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 406,187                |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                  |           |              |        |        |           |               |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0659/1300                   | 5/29/1992 | WD           | U      | I      | 05        | 84,000        |  |
| GRANTOR: TIPTON JOHN & ROBT |           |              |        |        |           |               |  |
| GRANTEE: FRENCH BEV & L W   |           |              |        |        |           |               |  |
| 0655/1255                   | 4/28/1992 | QC           | U      | I      | 01        | 100           |  |
| GRANTOR: TIPTON JOHN        |           |              |        |        |           |               |  |
| GRANTEE: TIPTON JOHN & ROBT |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W21 S43 E14 S1 E1 S2 W1 S6 E20 N21 E8 S3 E2      |  |  |  |  |  |  |  |  |  |
| STP=[YR=1993] S3 E8 N3 W8\$ E10 N3 E7 N21 PTO=[YR=1993] N10    |  |  |  |  |  |  |  |  |  |
| W18 FEP=[YR=1993] W22 S11 E22 N11\$ S10 E18\$ W18 S1 W22 N11\$ |  |  |  |  |  |  |  |  |  |
| PTR= E60 UBM=[YR=1993] E16 S3 E28 S7 E2 S3 W2 S9 W7 S4 W10     |  |  |  |  |  |  |  |  |  |
| N4 W7 FGR=[YR=1993] S22 W20 N22 E20\$ W20 N22\$ W60\$.         |  |  |  |  |  |  |  |  |  |

Total Acres: 0.00 Total Land Value: 236,250 Market: 0 Agricultural: 0 Common: 236,250 PRINTED 08/02/2023 BY SYS