

LOT S1/2 OF 138 & N1/2 OF 139
FOREST HILLS # 3
PB 3/46

POYNTER HEATHER & TIMOTHY K
1913 HIGHLAND DR
FERNANDINA BEACH, FL 32034-2410

2023

00-00-31-128C-0138-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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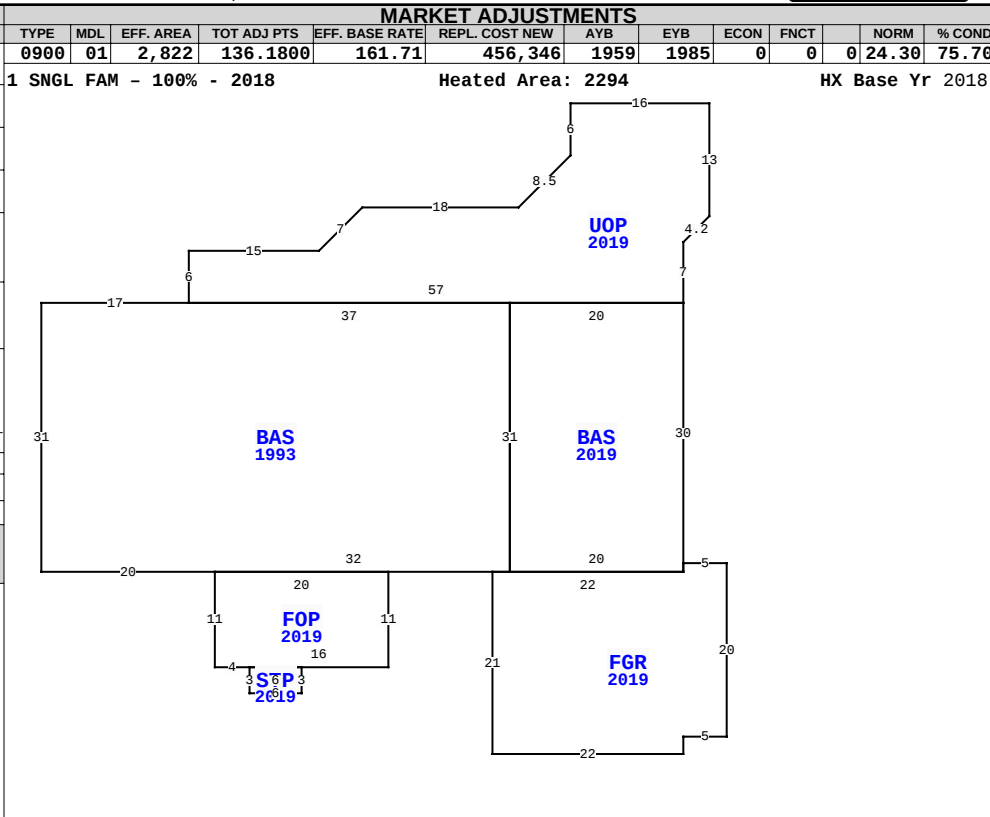
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	204,922
BAS	620	100	620	75,897
FGR	562	55	309	37,826
FOP	220	30	66	8,079
STP	18	10	2	245
UOP	757	20	151	18,484

TOTALS	3,851		2,822	345,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0801	ASPHALT A	0 100	101	15	1,110.00	SF	3.00	3.00
2	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50
3	0350	CARPORT WD	0 100	20	4	80.00	SF	13.00	13.00
4	0940	SHEDS/PORT	0 100	20	4	80.00	SF	30.00	30.00

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	178.00	1.00

REVIEW DATE	09/16/2019	BY	DJ
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	345,454								
TOTAL MARKET OB/XF VALUE	3,129								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	573,583								
SOH/AGL Deduction	289,573								
ASSESSED VALUE	284,010								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	234,010								
TOTAL JUST VALUE	573,583								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	543,642								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190145	REMODEL	0	02/15/2019
20052664	REPAIR/RRF	5,000	09/19/2005
BP4340	N/A	2,500	06/08/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2400/0329	10/08/2020	QC	U	I	11	120,500	
GRANTOR: VANPUYMBROUCK HEATHER							
GRANTEE: POYNTER HEATHER & T							
2156/0317	11/06/2017	WD	Q	I	02	347,500	
GRANTOR: STROZINSKY JAMES J &							
GRANTEE: VANPUYMBROUCK HEATH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2019] W16 S6 D6 L6 W18 D5 L5 W15 S6 BAS=[YR=1993] W17 S31 E20 FOP=[YR=2019] S11 E4 STP=[YR=2019] S3 E6 N3 W6\$ E16 N11 W20\$ E32 FGR=[YR=2019] S21 E22 N2 E5 N20 W5 BAS=[YR=2019] N30 W20 S31 E20 N1\$ S1 W22 \$ E2 N31 W37\$ E57 N7 U3 R3 N13\$.									