

LOT 142
IN OR 2230/1831
FOREST HILLS 3 PB 3/46

CARVALHO BRANDY J
1900 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0142-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

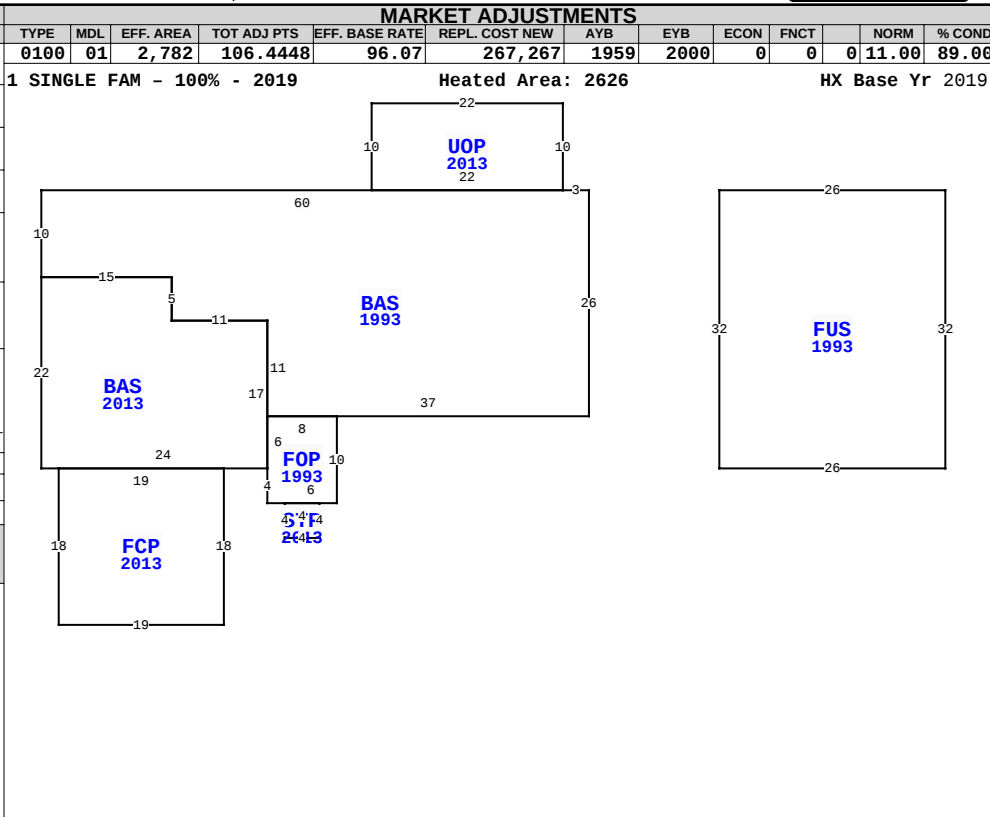
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,277	100	1,277	109,186
BAS	517	100	517	44,205
FCP	342	25	86	7,353
FOP	80	30	24	2,052
FUS	832	100	832	71,138
STP	16	10	2	171
UOP	220	20	44	3,762

TOTALS	3,284		2,782	237,868
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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	1,090.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
7	0825	BRICK	0	100	53	2	106.00	SF	12.50
9	0855	CONC PAVER	0	100	0	0	160.00	SF	10.00
10	0855	CONC PAVER	0	100	0	0	131.00	SF	10.00
11	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
12	1242	WD DECK A	0	100	0	0	403.00	SF	10.00

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	150.00	1.00



BLD DATE	12/11/2013	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
1900 HIGHLAND DR, FERNANDINA BEACH				

TOTAL OB/XF									
10,271									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		237,868	
TOTAL MARKET OB/XF VALUE		10,271	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		473,139	
SOH/AGL Deduction		179,743	
ASSESSED VALUE		293,396	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		243,396	
TOTAL JUST VALUE		473,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,575	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131169	DECK	2,500	05/23/2013
20122169	METAL ROOF	7,013	10/19/2012
20011597	REMODEL	1,000	07/12/2001
2003257	XFOB	1,475	06/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/1831	10/15/2018	WD	Q	I	01	415,000
GRANTOR: YOUNG MELISSA RUMSEY						
GRANTEE: CARVALHO BRANDY J						
1686/1639	6/28/2010	WD	U	I	11	270,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: YOUNG MELISSA RUMSEY						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W3 UOP=[YR=2013] N10 W22 S10 E22\$ W60 S10 BAS=[YR=2013] S22 E2 FCP=[YR=2013] S18 E19 N18 W19\$ E24 FOP=[YR=1993] S4 E2 STP=[YR=2013] S4 E4 N4 W4\$ E6 N10 W8 S6\$ N17 W11 N5 W15\$ E15 S5 E11 S11 E37 N26\$ PTR= E15 FUS=[YR=1993] E26 S32 W26 N32\$ W15\$.									