

LOT 143
IN OR 2229/1066
FOREST HILLS #3 PB 3/46

MURRAY LAUREN C L/E/
1906 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0143-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	20 FACE BRICK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 DRYWALL 80
Interior Wall	05 CUST PANEL 20
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
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
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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	1,646	100	1,646	136,675
FOP	48	30	14	1,162
FOP	346	30	104	8,635
FSP	105	40	42	3,487

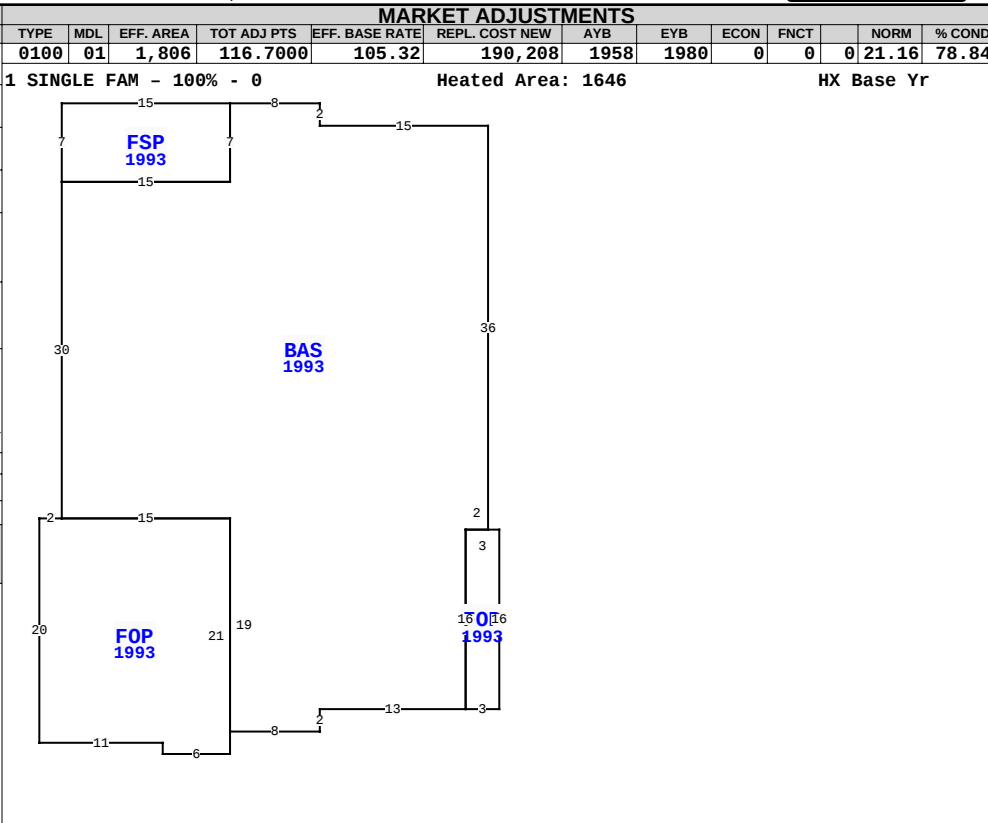
TOTALS	2,145	1,806	149,960
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	1,950.00	SF	6.50	6.50	100	2004	2004	3	86	10,901	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	21	735	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1958	1958	3	20	101	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2004	2004	3	40	5,376	
5	0851	PATIO STON	0	100	18	4	72.00	SF	1.50	1.50	100	2004	2004	3	86	93	
6	1242	WD DECK A	0	100	0	0	640.00	SF	10.00	10.00	100	2008	2008	3	40	2,560	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



1906 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 19,766

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		149,960
TOTAL MARKET OB/XF VALUE		19,766
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		394,726
SOH/AGL Deduction		198,115
ASSESSED VALUE		196,611
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		141,611
TOTAL JUST VALUE		394,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140367	MTLROOF	2,500	02/21/2014
20041338	ELEC OTHER	1,000	07/22/2004
20033085	GARAGE	3,000	05/12/2003
983090	REPAIR/RRF	2,100	01/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/1066	9/27/2018	FJ	U	I	11	0

GRANTOR: MURRAY CHRISTOPHER B
GRANTEE: MURRAY LAUREN C L/E
1518/0009 8/08/2007 WD Q I 264,000
GRANTOR: ZIMMERMANN ALLAN L &
GRANTEE: MURRAY CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W15 N2 W8 FSP=[YR=1993] W15 S7 E15 N7 \$ S7 W15 S30 FOP=[YR=1993] W2 S20 E11 S1 E6 N21 W15 \$ E15 S19 E8 N2 E13 FOP=[YR=1993] E3 N16 W3 S16 \$ N16 E2 N36 \$.