

LOT 145  
IN OR 1378/1715  
FOREST HILLS 3 PB 3/46

ROWLAND WALLACE & MICHELE  
1914 HIGHLAND DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0145-0000



| BUILDING CHARACTERISTICS |                   |                  |              |                      |
|--------------------------|-------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD                | CONSTRUCTION     |              |                      |
| Exterior Wall            | 19                | COMMON BRK 70    |              |                      |
| Exterior Wall            | 10                | ABOVE AVG 30     |              |                      |
| Roof Structure           | 03                | GABLE/HIP 100    |              |                      |
| Roof Cover               | 03                | COMP SHNGL 100   |              |                      |
| Interior Wall            | 05                | DRYWALL 100      |              |                      |
| Interior Floor           | 14                | CARPET 70        |              |                      |
| Interior Floor           | 08                | SHT VINYL 30     |              |                      |
| Air Condition            | 03                | CENTRAL 100      |              |                      |
| Heating Type             | 04                | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                   | 3 100            |              |                      |
| Bathrooms                |                   | 2.5 100          |              |                      |
| Frame                    | 03                | MASONRY 100      |              |                      |
| Stories                  | 1.5               | 1.5 100          |              |                      |
| Units                    |                   | 0 100            |              |                      |
| BUD8 Adjustme            | 02                | DIST FB 100      |              |                      |
| Occupancy                | 00                | NONE 100         |              |                      |
| Quality                  | 03                | Quality Level 03 |              |                      |
| DOR CODE                 | 0100SINGLE 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                      | 1,867             | 100              | 1,867        | 125,433              |
| DCK                      | 702               | 10               | 70           | 4,703                |
| FCP                      | 578               | 25               | 144          | 9,675                |
| FGR                      | 420               | 55               | 231          | 15,519               |
| FOP                      | 60                | 30               | 18           | 1,209                |
| FUS                      | 1,350             | 100              | 1,350        | 90,699               |
| PTO                      | 51                | 5                | 3            | 202                  |
| UDG                      | 672               | 55               | 370          | 24,858               |
| TOTALS                   | 5,700             |                  | 4,053        | 272,297              |

| MARKET ADJUSTMENTS                 |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                               | 01  | 4,053     | 101.9040    | 91.97          | 372,754        | 1964 | 1980 | 0    | 0    | 26.95 | 73.05  |
| 1 SINGLE FAM - 100% - 2006         |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 3217                  |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr 2006                    |     |           |             |                |                |      |      |      |      |       |        |
|                                    |     |           |             |                |                |      |      |      |      |       |        |
| 1914 HIGHLAND DR, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |       |        |

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 2 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 272,297   |   |
| TOTAL MARKET OB/XF VALUE  |  | 6,697     |   |
| TOTAL LAND VALUE - MARKET |  | 225,000   |   |
| TOTAL MARKET VALUE        |  | 503,994   |   |
| SOH/AGL Deduction         |  | 237,141   |   |
| ASSESSED VALUE            |  | 266,853   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 216,853   |   |
| TOTAL JUST VALUE          |  | 503,994   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 505,155   |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20100496   | REMODEL     | 6,800  | 03/25/2010 |
| 6008       | REPAIR/RRF  | 300    | 06/04/1990 |
| 4905       | ADDITION    | 40,000 | 06/20/1988 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1378/1715                    | 1/04/2006 | WD        | U   | I   | 21     | 360,000    |
| GRANTOR: CAMPBELL JOHN F     |           |           |     |     |        |            |
| GRANTEE: ROWLAND WALLACE & M |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |    |    | 1914 HIGHLAND DR, FERNANDINA BEACH |    |          |                |           | INC DATE |             | AG DATE |        |                 |       |
|----------------|------------|-------------|-----|-----|----|----|------------------------------------|----|----------|----------------|-----------|----------|-------------|---------|--------|-----------------|-------|
| L N            | OB/IF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS                              | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q       | % COND | OB/IF MKT VALUE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 512.00                             | SF | 6.50     | 6.50           | 100       | 1980     | 1980        | 3       | 35     | 1,165           |       |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 73 | 16 | 1,168.00                           | SF | 6.50     | 6.50           | 100       | 1964     | 1964        | 3       | 20     | 1,518           |       |
| 3              | 1242       | WD DECK A   | 0   | 100 | 0  | 0  | 265.00                             | SF | 15.00    | 15.00          | 100       | 1988     | 1988        | 3       | 20     | 795             |       |
| 4              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00                               | UT | 2,000.00 | 2,000.00       | 100       | 1988     | 1988        | 3       | 66     | 1,320           |       |
| 5              | 0810       | CONCRETE A  | 0   | 100 | 58 | 4  | 232.00                             | SF | 6.50     | 6.50           | 100       | 1988     | 1988        | 3       | 57     | 860             |       |
| 7              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 115.00                             | SF | 6.50     | 6.50           | 100       | 1964     | 1964        | 3       | 20     | 150             |       |
| 8              | 0810       | CONCRETE A  | 0   | 100 | 10 | 24 | 240.00                             | SF | 6.50     | 6.50           | 100       | 1988     | 1988        | 3       | 57     | 889             |       |
| 9              | 7080       | SOUND SYS   | 0   | 100 | 0  | 0  | 1.00                               | UT | 0.00     | 0.00           | 100       | 1988     | 1988        | 3       | 100    | 0               |       |
|                |            |             |     |     |    |    |                                    |    |          |                |           |          |             |         |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 6,697   |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE   | D T | 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      | 100.00 | 150.00 | 1.00        | LT          |     | 1.00      | 1.00   | 1.00    | 225,000.00 | 225,000.00     | 225,000    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |      |          |        |        |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |