LOT 146
IN OR 732 PG 330
FOREST HILLS 3 PB 3/46

HUGHES DONALD J & SUZANNE E
1918 HIGHLAND DR
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-128C-0146-0000**

## BUILDING CHARACTERISTICS

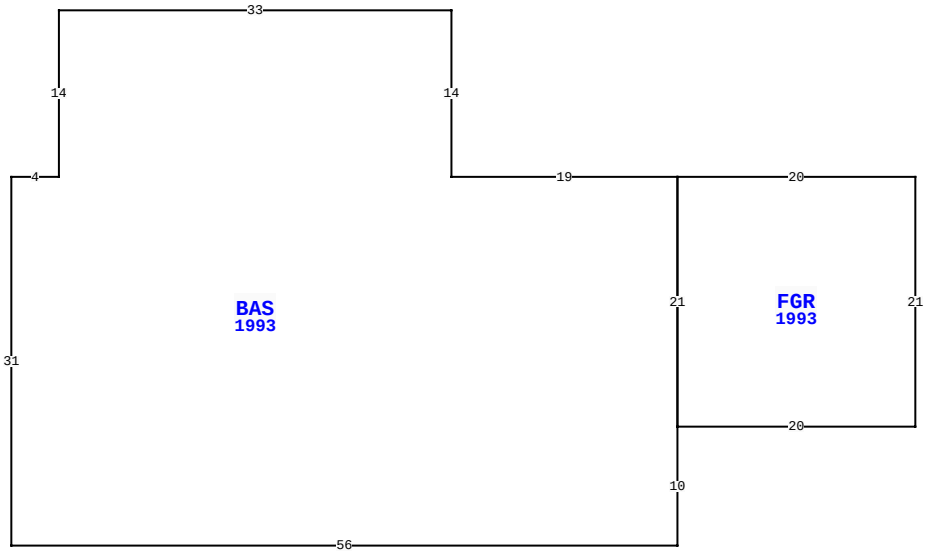
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 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 | 2,198 | 100 | 2,198 | 208,979 |
| FGR | 420 | 55 | 231 | 21,963 |
| TOTALS | 2,618 | | 2,429 | 230,942 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,429 | 106.1340 | 126.03 | 306,127 | 1965 | 1980 | 0 | 0 | 0 | 24.56 | 75.44 |

1 SNGL FAM – 100% - 1996 Heated Area: 2198 HX Base Yr 1996




1918 HIGHLAND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 230,942 |
| TOTAL MARKET OB/XF VALUE | | 1,411 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 457,353 |
| SOH/AGL Deduction | | 301,301 |
| ASSESSED VALUE | | 156,052 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 106,052 |
| TOTAL JUST VALUE | | 457,353 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 437,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20211774 | ADDITION | 0 | 12/01/2021 |
| 20012437 | OTHER | 0 | 11/06/2001 |
| 20111894 | CHNGE SRVC | 0 | 08/20/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0732/0330 | 6/22/1995 | WD | Q | I | | 121,000 |
| GRANTOR: SMITH MICHAEL E | | | | | | |
| GRANTEE: HUGHES DONALD J & S | | | | | | |
| 0706/0250 | 6/02/1994 | WD | Q | I | | 85,000 |
| GRANTOR: NAUGHTON GEORGE M | | | | | | |
| GRANTEE: SMITH MICHAEL E | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 N14 W33 S14 W4 S31 E56 N10 FGR=[YR=1993] E20 N21 W20S21 $ N21$ .

## EXTRA FEATURES

| LN | 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 | 620.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 35 | 1,411 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,411

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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 | | | | | | | |

REVIEW DATE 06/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS