LOT 147
IN OR 1825/872
FOREST HILLS #3 PB 3/46

PUHR BARRY WALKER
1922 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0147-0000

BUILDING CHARACTERISTICS

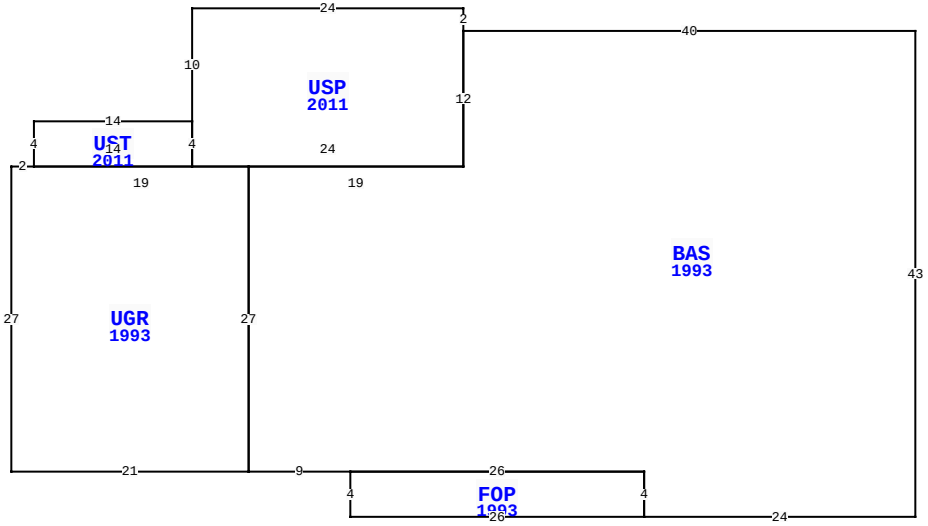
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	317,208
FOP	104	30	31	4,534
UGR	567	45	255	37,293
USP	336	30	101	14,771
UST	56	45	25	3,656
TOTALS	3,232		2,581	377,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	166.4256	197.63	510,083	1962	1990	0	0	0	26.00	74.00

1 SNGL FAM – 100% - 2013 Heated Area: 2169 HX Base Yr 2013



1922 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		377,461
TOTAL MARKET OB/XF VALUE		2,750
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		605,211
SOH/AGL Deduction		354,759
ASSESSED VALUE		250,452
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,452
TOTAL JUST VALUE		605,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111179	H/AC	0	07/20/2011
20051224	REPAIR/RRF	8,000	02/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/0872	11/15/2012	WD	Q	I	02	285,000
GRANTOR: MANDISH PATRICIA A						
GRANTEE: PUHR BARRY WALKER						
1198/0243	12/29/2003	WD	Q	I		235,000
GRANTOR: JOHNSON WAYNE W & KEL						
GRANTEE: MANDISH PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 USP=[YR=2011] N2 W24 S10 UST=[YR=2011] W14 S4 UGR=[YR=1993] W2 S27 E21N27 W19$ E14 N4$ S4 E24 N12 $ S12 W19 S27 E9 FOP=[YR=1993] S4 E26 N4W26$ E26 S4 E24 N43$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	25	875	
2	0810	CONCRETE A	0	100	0	0	1,276.00	SF	6.50	6.50	100	1962	1962	3	20	1,659	
3	0462	ST/AL FNC	0	100	20	0	80.00	SF	10.00	10.00	100	1998	1998	3	27	216	

LAND DESCRIPTION

TOTAL OB/XF 2,750

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 01/23/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS