



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
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
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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	2,704	100	2,704	456,064
DCK	62	10	6	1,012
FEP	210	80	168	28,335
FGR	504	55	277	46,720
FOP	128	30	38	6,410
UOP	416	20	83	13,999

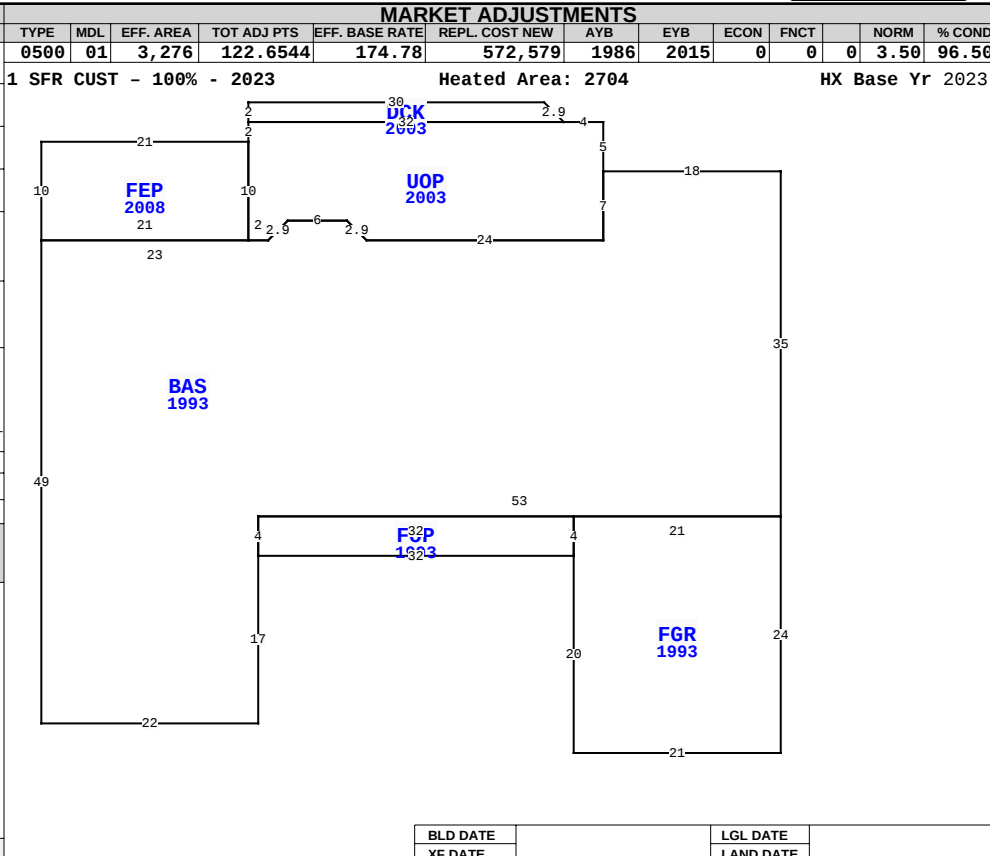
TOTALS	4,024		3,276	552,539
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EXTRA FEATURES

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	43	21	903.00	SF	6.50	6.50	100	1986	1986	3	52	3,052	
2	0810	CONCRETE A	0	100	68	5	340.00	SF	6.50	6.50	100	1986	1986	3	52	1,149	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
4	0962	SKYLIGHT	0	100	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	90	900	
5	0820	WOOD WALK	0	100	14	12	168.00	SF	4.70	4.70	100	1988	1988	3	40	316	
6	0861	POOL GUNIT	0	100	36	16	576.00	SF	85.00	85.00	100	1988	1988	3	20	9,792	
7	0855	CONC PAVER	0	100	0	0	717.00	SF	10.00	10.00	100	2015	2015	3	96	6,883	
8	0479	VF PICKET	0	100	0	0	45.00	LF	10.00	10.00	100	2008	2008	3	76	342	
9	0940	SHEDS/PORT	0	100	10	15	150.00	SF	30.00	30.00	100	2008	2008	3	40	1,800	

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	123.00	150.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250							



2002 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,276	122.6544	174.78	572,579	1986	2015	0	0	3.50	96.50

1 SFR CUST - 100% - 2023 Heated Area: 2704 HX Base Yr 2023

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		631,129
TOTAL MARKET OB/XF VALUE		25,474
TOTAL LAND VALUE - MARKET		236,250
TOTAL MARKET VALUE		892,853
SOH/AGL Deduction		119,320
ASSESSED VALUE		773,533
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		723,533
TOTAL JUST VALUE		892,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163461	POOLHS	70,406	12/16/2016
20160469	KITRENOV	30,000	02/22/2016
20120237	XFOB	1	02/13/2012
20091619	XFOB	0	11/20/2009
20080690	REPAIR/RRF	6,953	04/25/2008
20060758	DEMOLITION	0	04/12/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2570/0679	6/14/2022	WD Q I 01	1,150,000
GRANTOR: BRYANT MELISSA M & GRANTEE: DAVIS JESS LEE & DO			
1970/1306	3/27/2015	WD Q I 01	412,500
GRANTOR: WARREN JAMES A III & GRANTEE: MURPHY EDWARD P & J			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W18UOP=[YR=2003] N5W4 DCK=[YR=2003] U2 L2 W30 S2E32\$ W32S2 FEP=[YR=2008] W21S10E21N10\$ S10E2 U2 R2 E6 D2 R2 E24N7\$ S7 W24 U2 L2 W6 L2 D2 W23 S49 E22 N17 FOP=[YR=1993] E32 FGR=[YR=1993] S20 E21 N24 W21 S4\$ N4 W32 S4 \$ N4 E53 N35 \$.			

DAVIS JESSA L & DOUGLAS LEE III
639 KIND GEORGE LANE
FERNANDINA BEACH, FL 32034

00-00-31-128C-0150-0000

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