



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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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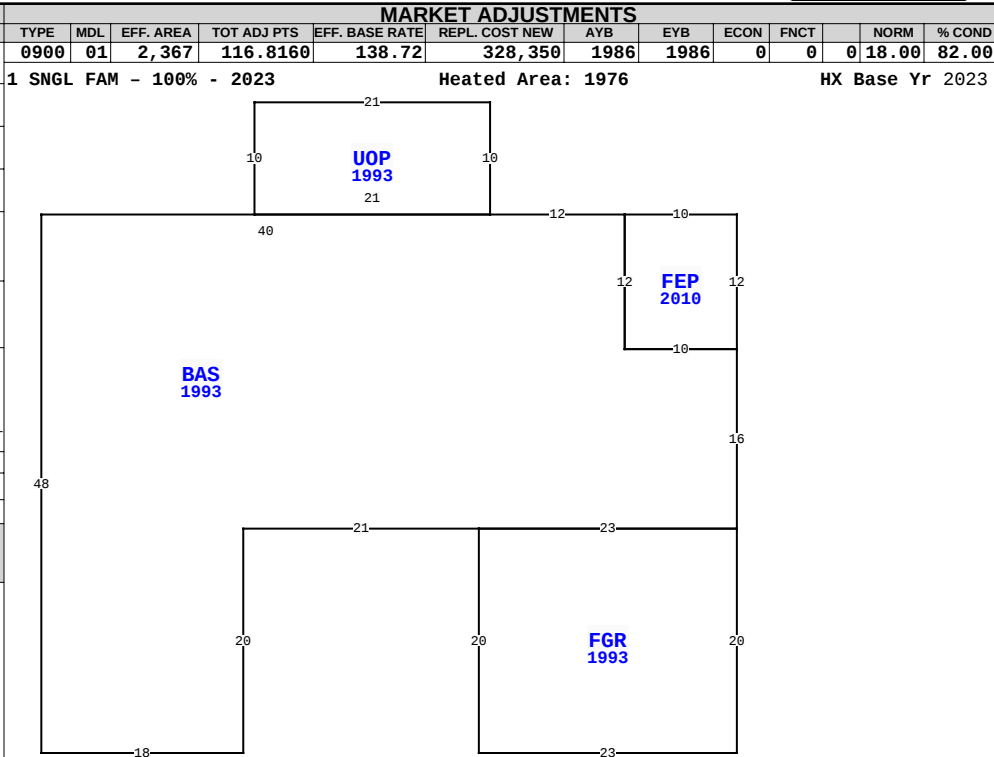
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	224,771
FEP	120	80	96	10,920
FGR	460	55	253	28,779
UOP	210	20	42	4,777

TOTALS	2,766		2,367	269,247
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0850	PEBBLE WLK	0	100	46	3	138.00	SF	3.50
3	0810	CONCRETE A	0	100	0	0	1,666.00	SF	6.50
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00



2004 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		269,247	
TOTAL MARKET OB/XF VALUE		8,122	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		502,369	
SOH/AGL Deduction		0	
ASSESSED VALUE		502,369	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		452,369	
TOTAL JUST VALUE		502,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3444	NEW CONSTR	62,750	10/01/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2575/1692	7/05/2022	WD	U	I	16	321,800
GRANTOR: WEBB WILLIAM N						
GRANTEE: DOHERTY EDWARD P &						
2575/1690	7/05/2022	WD	U	I	16	321,800
GRANTOR: WEBB SAMANTHA A						
GRANTEE: DOHERTY EDWARDS P &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FEP=[YR=2010] W10 BAS=[YR=1993] W12 UOP=[YR=1993] N10 W21S10 E21 \$ W40 S48 E18 N20 E21 FGR=[YR=1993] S20 E23 N20 W23 \$ E23 N16 W10 N12 \$ S12 E10 N12 \$.									

LAND DESCRIPTION									
TOTAL OB/XF									
8,122									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00