

LOT 154
IN OR 1932/1404
FOREST HILLS 3 PB 3/46

SORENSEN ANTHONY P & PATRICIA
PO BOX 17106
FERNANDINA BEACH, FL 32035

2023

00-00-31-128C-0154-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 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	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	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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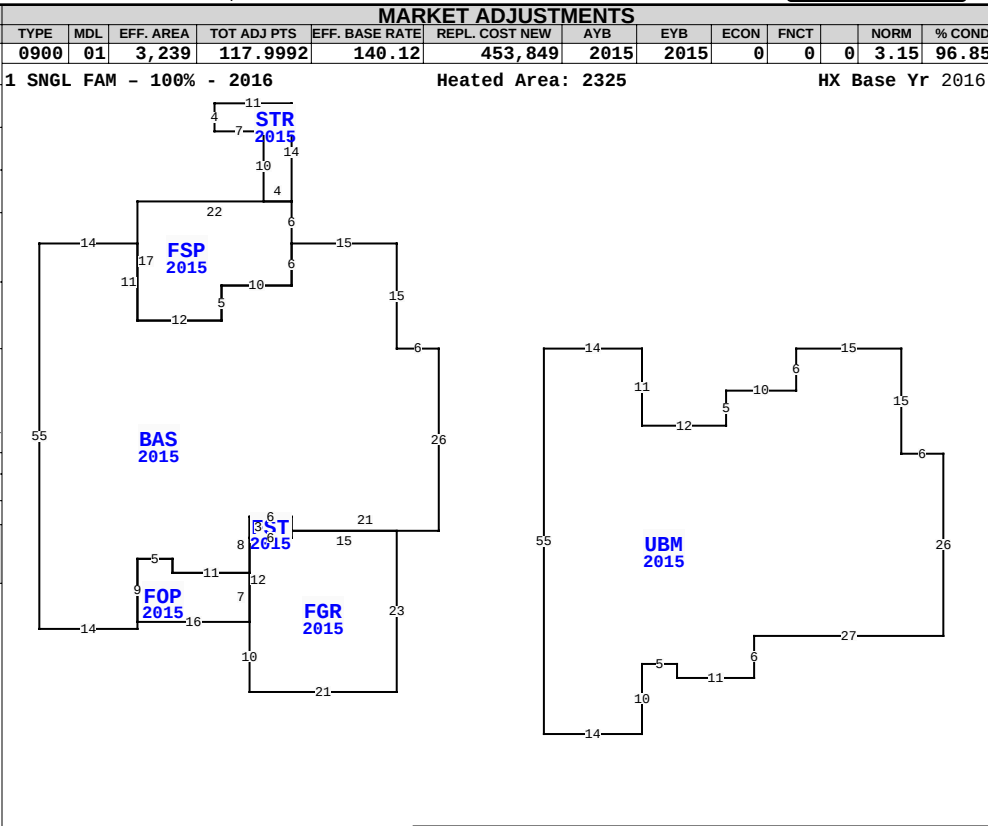
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,325	100	2,325	315,517
FGR	477	55	262	35,555
FOP	122	30	37	5,021
FSP	324	40	130	17,642
FST	18	55	10	1,357
STR	84	10	8	1,086
UBM	2,337	20	467	63,375
TOTALS	5,687		3,239	439,553

EXTRA FEATURES		
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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	0855	CONC PAVER	0	100	0	0		999.00	SF 7.00	7.00	100	2015	2015	3	96	6,713
2	0855	CONC PAVER	0	100	0	0		96.00	SF 7.00	7.00	100	2015	2015	3	96	645
3	0855	CONC PAVER	0	100	0	0		686.00	SF 7.00	7.00	100	2015	2015	3	96	4,610
4	0476	VF 6 SBPL	0	100	0	0		264.00	LF 32.00	32.00	100	2015	2015	3	90	7,603
5	0470	VNYL GATE	0	100	0	0		2.00	UT 300.00	300.00	100	2015	2015	3	90	540

LAND DESCRIPTION		
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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	100.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							



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

2016 HIGHLAND DR, FERNANDINA BEACH

TOTAL OB/XF 20,111																
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NASSAU COUNTY PROPERTY PAGE 1 of 1 2																
VALUATION SUMMARY																

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	439,553
TOTAL MARKET OB/XF VALUE	20,111
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	684,664
SOH/AGL Deduction	248,647
ASSESSED VALUE	436,017
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	381,017
TOTAL JUST VALUE	684,664
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	658,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142180	CO ISSUED	0	04/28/2015
20142180	NEW CONSTR	257,464	10/09/2014

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20142180	CO ISSUED	0	04/28/2015
20142180	NEW CONSTR	257,464	10/09/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1404	8/18/2014	WD	Q	V	01	85,000
GRANTOR: GRAHAM LAURIE A & ANN						
GRANTEE: SORENSEN ANTHONY P						
0884/0418	5/21/1999	WD	Q	V		45,000
GRANTOR: STURGES ISABELL R						
GRANTEE: GRAHAM LAURIE A & A						

BUILDING NOTES		
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BUILDING DIMENSIONS		
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BAS=[YR=2015] W6 N15 W15 FSP=[YR=2015] N6 STR=[YR=2015] N14 W11 S4 E7 S10 E4\$ W22 S17 E12 N5 E10 N6\$ S6 W10 S5 W12 N11 W14 S55 E14 N1 FOP=[YR=2015] E16 FGR=[YR=2015] S10 E21 N23 W15 FST=[YR=2015] N2 W6 S3 E6 N1 \$ S1 W6 S12\$ N7 W11 N2 W5 S9\$ N9 E5 S2 E11 N8 E6 S2 E21 N26\$ PTR=E15 UBM=[YR=2015] E14 S11 E12 N5 E10 N6 E15 S15 E6 S26 W27 S6 W11 N2 W5 S10 W14 N55\$ W15\$.