

LOT 156 & S20 FT OF 157  
IN OR 1254/477  
FOREST HILLS 3 PB 3/46

LUM LOREN K & BARBARA K  
2024 HIGHLAND DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-128C-0156-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 70     |
| Interior Wall            | 06 | CUST PANEL 30  |
| Interior Floo            | 11 | CLAY TILE 70   |
| Interior Floo            | 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  | 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       | 1,937            | 100         | 1,937        | 247,381              |
| BAS       | 496              | 100         | 496          | 63,346               |
| FGR       | 462              | 55          | 254          | 32,439               |
| FOP       | 90               | 30          | 27           | 3,448                |

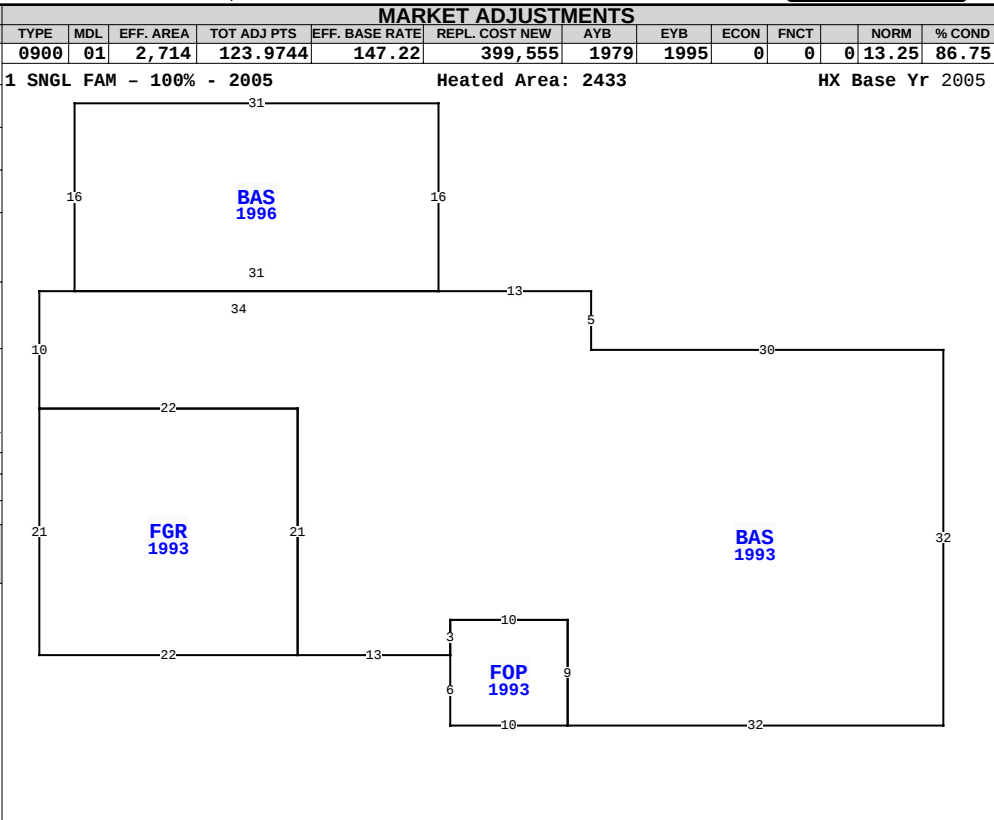
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,985 |  | 2,714 | 346,614 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| L N | OB/IF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/IF MKT VALUE | NOTES |
|-----|------------|-------------|-----|-----|-----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0810       | CONCRETE A  | 0   | 100 | 0   | 0  | 1,076.00 | SF | 6.50     | 6.50           | 100       | 1979    | 1979        | 3 | 32.5   | 2,273           |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1979    | 1979        | 3 | 46.5   | 1,628           |       |
| 3   | 0825       | BRICK       | 0   | 100 | 0   | 0  | 189.00   | SF | 12.50    | 12.50          | 100       | 1979    | 1979        | 3 | 73.5   | 1,736           |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 0   | 0  | 208.00   | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 73     | 987             |       |
| 5   | 1241       | WD DECK G   | 0   | 100 | 0   | 0  | 578.00   | UT | 11.50    | 11.50          | 100       | 1996    | 1996        | 3 | 25     | 1,662           |       |
| 6   | 0510       | GARAGE WD-  | 0   | 100 | 14  | 28 | 392.00   | SF | 35.00    | 35.00          | 100       | 1996    | 1996        | 3 | 25     | 3,430           |       |
| 8   | 0810       | CONCRETE A  | 0   | 100 | 0   | 0  | 143.00   | SF | 6.50     | 6.50           | 100       | 1996    | 1996        | 3 | 73     | 679             |       |
| 9   | 0350       | CARPORT WD  | 0   | 100 | 23  | 11 | 253.00   | SF | 8.58     | 8.58           | 100       | 2003    | 2003        | 3 | 22     | 478             |       |
| 10  | 0810       | CONCRETE A  | 0   | 100 | 27  | 10 | 270.00   | SF | 7.15     | 7.15           | 100       | 2010    | 2010        | 3 | 92     | 1,776           |       |
| 11  | 0855       | CONC PAVER  | 0   | 100 | 185 | 3  | 555.00   | SF | 10.00    | 10.00          | 100       | 2010    | 2010        | 3 | 92     | 5,106           |       |

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      | 120.00 | 150.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.05    | 225,000.00 | 236,250.00     | 236,250    |                             |      |         |      |     |    |        |



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

2024 HIGHLAND DR, FERNANDINA BEACH

| TOTAL OB/IF |      |            |   |     |     |    |          |    |          |          |     |      |      |   |      |       | 19,755 |
|-------------|------|------------|---|-----|-----|----|----------|----|----------|----------|-----|------|------|---|------|-------|--------|
| 1           | 0810 | CONCRETE A | 0 | 100 | 0   | 0  | 1,076.00 | SF | 6.50     | 6.50     | 100 | 1979 | 1979 | 3 | 32.5 | 2,273 |        |
| 2           | 0500 | FP-PRE FAB | 0 | 100 | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00 | 100 | 1979 | 1979 | 3 | 46.5 | 1,628 |        |
| 3           | 0825 | BRICK      | 0 | 100 | 0   | 0  | 189.00   | SF | 12.50    | 12.50    | 100 | 1979 | 1979 | 3 | 73.5 | 1,736 |        |
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| 5           | 1241 | WD DECK G  | 0 | 100 | 0   | 0  | 578.00   | UT | 11.50    | 11.50    | 100 | 1996 | 1996 | 3 | 25   | 1,662 |        |
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| 9           | 0350 | CARPORT WD | 0 | 100 | 23  | 11 | 253.00   | SF | 8.58     | 8.58     | 100 | 2003 | 2003 | 3 | 22   | 478   |        |
| 10          | 0810 | CONCRETE A | 0 | 100 | 27  | 10 | 270.00   | SF | 7.15     | 7.15     | 100 | 2010 | 2010 | 3 | 92   | 1,776 |        |
| 11          | 0855 | CONC PAVER | 0 | 100 | 185 | 3  | 555.00   | SF | 10.00    | 10.00    | 100 | 2010 | 2010 | 3 | 92   | 5,106 |        |

NASSAU COUNTY PROPERTY VALUATION SUMMARY

|                           |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 346,614   |
| TOTAL MARKET OB/XF VALUE  | 20,115    |
| TOTAL LAND VALUE - MARKET | 236,250   |
| TOTAL MARKET VALUE        | 602,979   |
| SOH/AGL Deduction         | 346,450   |
| ASSESSED VALUE            | 256,529   |
| TOTAL EXEMPTION VALUE     | 50,000    |
| BASE TAXABLE VALUE        | 206,529   |
| TOTAL JUST VALUE          | 602,979   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 567,522   |

|            |                  |       |            |
|------------|------------------|-------|------------|
| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
| 20121895   | INSTALL ONE DOOR | 550   | 09/12/2012 |
| 20111027   | REMODEL          | 200   | 06/23/2011 |
| 20110797   | REMODEL          | 1,600 | 05/24/2011 |
| 20101718   | XFOB             | 1,000 | 10/01/2010 |
| 20100838   | H/AC             | 2,500 | 05/19/2010 |
| 2003159    | ELEC OTHER       | 1,000 | 06/07/2000 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1254/0477                      | 8/23/2004 | WD        | Q   | I   |        | 375,000    |
| GRANTOR: GRAVES BILLIE R & SHI |           |           |     |     |        |            |
| GRANTEE: LUM LOREN K & BARBA   |           |           |     |     |        |            |
| 0761/0395                      | 5/29/1996 | WD        | Q   | I   |        | 120,000    |
| GRANTOR: NELSON JOHNNA D       |           |           |     |     |        |            |
| GRANTEE: GRAVES BILLIE R & S   |           |           |     |     |        |            |

| BUILDING NOTES                                                                                                                                                          |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|
| BAS=[YR=1993] W30 N5 W13 BAS=[YR=1996] N16 W31 S16 E31 \$ W34 S10 FGR=[YR=1993] S21 E22 N21 W22 \$ E22 S21 E13 FOP=[YR=1993] S6 E10 N9 W10 S3 \$ N3 E10 S9 E32 N32 \$ . |  |  |  |  |  |  |

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N5 W13 BAS=[YR=1996] N16 W31 S16 E31 \$ W34 S10 FGR=[YR=1993] S21 E22 N21 W22 \$ E22 S21 E13 FOP=[YR=1993] S6 E10 N9 W10 S3 \$ N3 E10 S9 E32 N32 \$ .

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