LOT 38
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

**CHICHESTER SHIRLEY A & WARREN F**
2113 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

# 2023

**00-00-31-1440-0038-0000**

## BUILDING CHARACTERISTICS

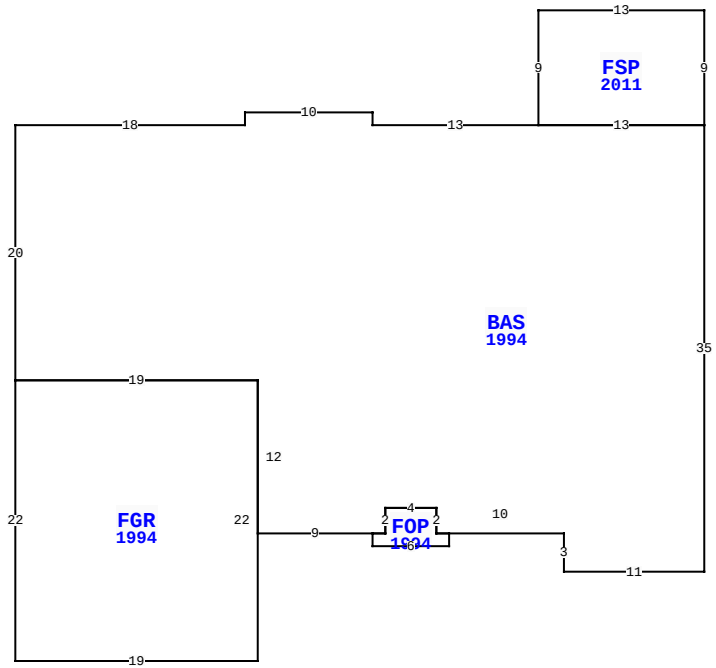
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 |
| NEIGHBORHOOD/LOC | 1007.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,535 | 100 | 1,535 | 175,222 |
| FGR | 418 | 55 | 230 | 26,255 |
| FOP | 14 | 30 | 4 | 456 |
| FSP | 117 | 40 | 47 | 5,365 |
| TOTALS | 2,084 | | 1,816 | 207,298 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,816 | 132.4400 | 119.53 | 217,066 | 1994 | 2013 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1535 HX Base Yr 2023




2113 HIGHLAND ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 207,298 |
| TOTAL MARKET OB/XF VALUE | | 4,339 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 486,637 |
| SOH/AGL Deduction | | 398,604 |
| ASSESSED VALUE | | 88,033 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 38,033 |
| TOTAL JUST VALUE | | 486,637 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 390,158 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20110601 | XFOB | 5,000 | 04/21/2011 |
| 20101242 | REPAIR/RRF | 0 | 07/29/2010 |
| 20101243 | REPAIR/RRF | 2,000 | 07/29/2010 |
| 20101164 | REMODEL | 10,000 | 07/16/2010 |
| 20081570 | REPAIR/RRF | 1,600 | 10/13/2008 |
| 20081414 | XFOB | 1,200 | 09/11/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2593/0693 | 9/29/2022 | WD | Q | I | 01 | 619,000 |
| GRANTOR: GRAHAM MICHAEL P | | | | | | |
| GRANTEE: CHICHESTER SHIRLEY | | | | | | |
| 2312/1032 | 10/15/2019 | WD | Q | I | 01 | 365,000 |
| GRANTOR: SHEFFIELD SUSAN | | | | | | |
| GRANTEE: GRAHAM MICHAEL P & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2011] W13S9 BAS=[YR=1994] W13 N1 W10 S1 W18 S20
FGR=[YR=1994] S22 E19 N22 W19 $ E19 S12 E9 FOP=[YR=1994] S1
E6 N1 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E10 S3 E11 N35W13$ E13N9$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 38 | 16 | 608.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 70 | 2,766 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 29 | 3 | 87.00 | SF | 6.50 | 6.50 | 100 | 1994 | 1994 | 3 | 70 | 396 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 13 | 8 | 104.00 | SF | 7.00 | 7.00 | 100 | 2011 | 2011 | 3 | 93 | 677 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 250.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,339

| 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 | 128.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 275,000.00 | 275,000.00 | 275,000 | | | | | | | |

REVIEW DATE 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS