

LOT 39
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

SATTERWHITE HILDA L/E/
2109 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1440-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
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	04	Quality Level 04
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	1,642	100	1,642	137,944
FGR	484	55	266	22,346
FOP	130	30	39	3,276
FST	80	55	44	3,697

TOTALS	2,336		1,991	167,264
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	2,648.00	SF	6.50
3	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00

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

REVIEW DATE	07/17/2018	BY	DJX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,991	114.2190	103.08	205,232	1985	1985	0	0	0	18.50
1 SINGLE FAM - 100% - 1996											
Heated Area: 1642											
HX Base Yr 1996											

2109 HIGHLAND ST, 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		167,264	
TOTAL MARKET OB/XF VALUE		11,422	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		453,686	
SOH/AGL Deduction		311,809	
ASSESSED VALUE		141,877	
TOTAL EXEMPTION VALUE		HX HB WX SX	
BASE TAXABLE VALUE		105,000	
TOTAL JUST VALUE		36,877	
NCON VALUE		453,686	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		373,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3081	NEW CONSTR	67,360	11/01/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0264	12/28/2021	LE	U	I	11	100
GRANTOR: SATTERWHITE HILDA						
GRANTEE: BAILEY BONNIE & THE						
0705/0907	5/26/1994	WD	Q	I		104,000
GRANTOR: BICCHIERI ANTHONY & S						
GRANTEE: SATTERWHITE LYNN FR						

BUILDING NOTES						

BUILDING DIMENSIONS						
FST=[YR=1993] W8 BAS=[YR=1993] W62 S34 E35 FOP=[YR=1993] E13 N2 FGR=[YR=1993] E22 N22 W22 S22\$N8 W13 S10\$ N10 E13 N14 E14 N10\$ S10 E8 N10\$.						

TOTAL OB/XF											
11,422											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00	LT	

Market:	0	Agricultural:	0	Common:	275,000
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