OUT LOT E 143 FT OF N
136.5 FT OF S1/2 OF 3
IN OR 2460/1955 OUT LOTS

COOK PATRICIA E L/E/
1523 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

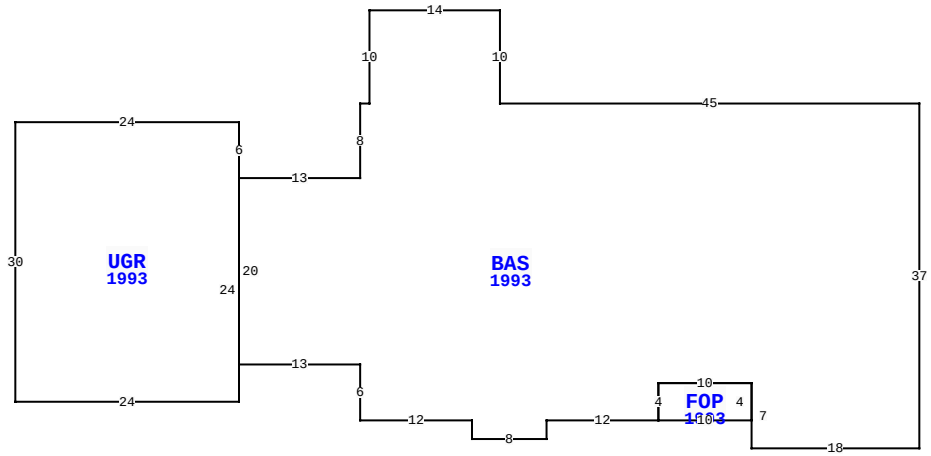
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,470	100	2,470	273,475
FOP	40	30	12	1,328
UGR	720	45	324	35,873
TOTALS	3,230		2,806	310,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,806	126.0000	149.62	419,834	1958	1990	0	0	0	26.00	74.00

1 SNGL FAM – 100% - 2003 Heated Area: 2470 HX Base Yr 2003



1523 HIGHLAND ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		322,915
TOTAL MARKET OB/XF VALUE		7,079
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		604,994
SOH/AGL Deduction		394,041
ASSESSED VALUE		210,953
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		155,953
TOTAL JUST VALUE		604,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1955	5/11/2021	WD	U	I	11	100
GRANTOR: COOK PATRICIA E						
GRANTEE: COOK PATRICIA REVOC						
1104/0378	12/31/2002	TD	U	I	01	101,000
GRANTOR: DRUMM MARJORIE ANN TR						
GRANTEE: COOK ALFRED B III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 N10 W14 S10 W1 S8 W13 UGR=[YR=1993] N6 W24 S30 E24 N24 $ S20 E13 S6 E12 S2 E8 N2 E12 FOP=[YR=1993] E10 N4 W10 S4 $ N4 E10 S7 E18 N37 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1958	1958	3	21	420	
2	0810	CONCRETE A	0	100	0	0	1,827.00	SF	6.50	6.50	100	1958	1958	3	20	2,375	
3	0825	BRICK	0	100	2	17	34.00	SF	12.50	12.50	100	1958	1958	3	36.6	156	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1958	1958	3	20	600	
5	0350	CARPORT WD	0	100	22	12	264.00	SF	9.88	9.88	100	1994	1994	3	20	522	
6	0810	CONCRETE A	0	100	0	0	289.00	SF	6.50	6.50	100	1975	1975	3	27	507	
7	0810	CONCRETE A	0	100	0	0	1,373.00	SF	6.50	6.50	100	1976	1976	3	28	2,499	

LAND DESCRIPTION

TOTAL OB/XF 7,079

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	143.00	137.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS

OUT LOT E 143 FT OF N
136.5 FT OF S1/2 OF 3
IN OR 2460/1955 OUT LOTS

COOK PATRICIA E L/E/
1523 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

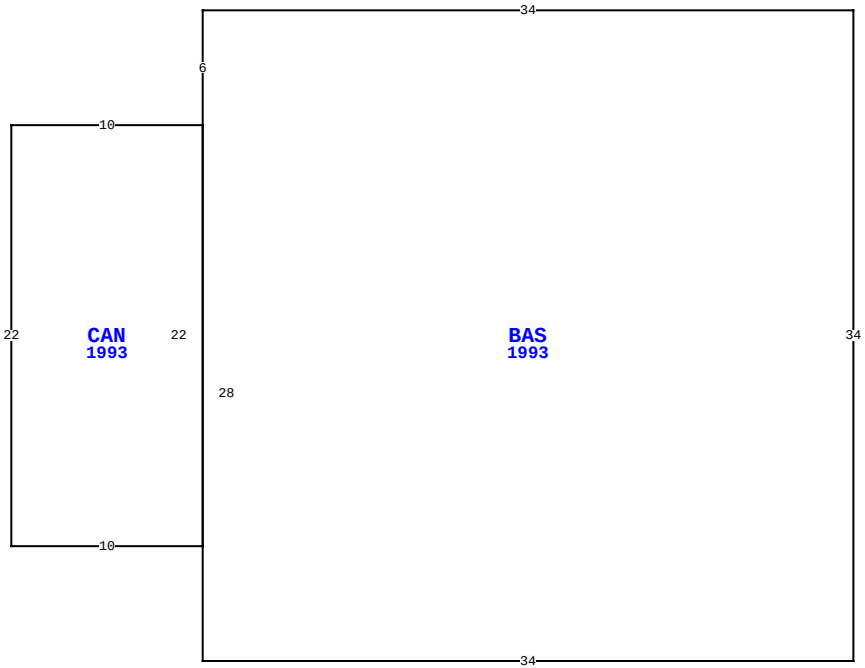
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100	1,156	11,578
CAN	220	30	66	661
TOTALS	1,376		1,222	12,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,222	57.2400	20.03	24,477	1977	1977	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2003 Heated Area: 1156 HX Base Yr 2003



1523 HIGHLAND ST, FERNANDINA BEACH

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XF DATE		LAND DATE	
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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1104/0378	12/31/2002	TD	U	I	01	101,000
GRANTOR: DRUMM MARJORIE ANN TR						
GRANTEE: COOK ALFRED B III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S6 CAN=[YR=1993] W10 S22 E10 N22 $S 28 E34 N34 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/27/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS