W 72 FT OF E 215 FT OF N
136.5 FT OF S1/2 OF LOT 3
IN OR 1982/1618

DRUMM PETER J & MARJORIE A
1503 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0003-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

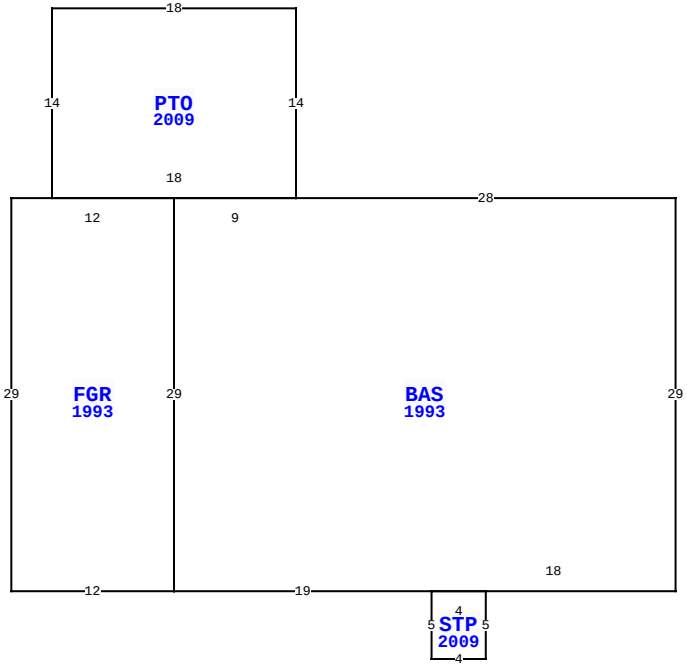
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100	1,073	107,391
FGR	348	55	191	19,116
PTO	252	5	13	1,301
STP	20	10	2	201
TOTALS	1,693		1,279	128,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,279	149.8640	135.25	172,985	1961	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1073 HX Base Yr 2016



1503 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		128,009
TOTAL MARKET OB/XF VALUE		6,701
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		359,710
SOH/AGL Deduction		222,849
ASSESSED VALUE		136,861
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		86,861
TOTAL JUST VALUE		359,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172423	REMODEL	26,000	08/08/2017
20122176	RE-ROOF	5,000	10/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/1618	5/28/2015	WD	Q	I	01	162,500
GRANTOR: MCCLAIN JANICE ET AL						
GRANTEE: DRUMM PETER J & MAR						
1603/1609	2/02/2009	WD	U	I	30	100
GRANTOR: TINER GERALDINE S						
GRANTEE: TINER GERALDINE S E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 PTO=[YR=2009] N14W18S14 E18$W9
FGR=[YR=1993] W12 S29 E12 N29 $ S29 E19 STP=[YR=2009]
S5E4N5W4$ E18 N29$.

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	0	0	1,052.00	SF	6.50	6.50	100	2018	2018	3	98	6,701	

LAND DESCRIPTION

TOTAL OB/XF 6,701

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	72.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/07/2018 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS