

PT OUT LOTS 8 9 36 & 37
AKA BLK 6 LOT 11 & N1/2 OF 10
HIGHLAND HEIGHTS # 2 UNR

MEYERS COOPER &/CADE PIPER
1520 FRANKLIN ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0008-0010



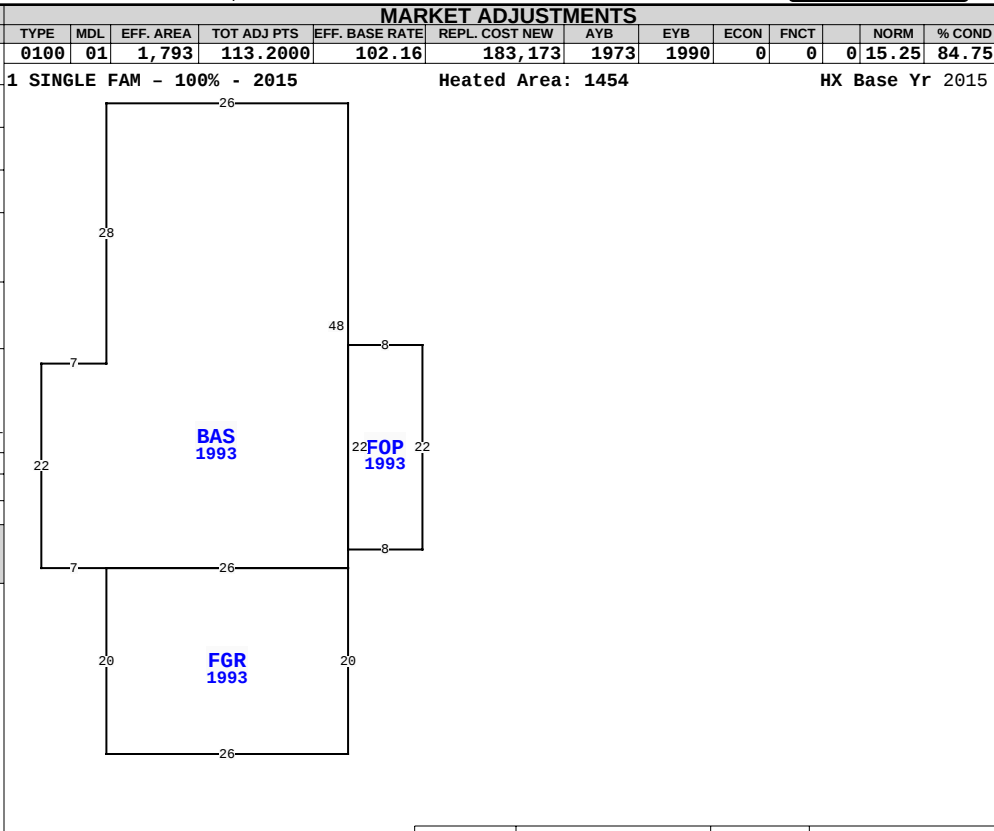
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	1,454	100	1,454	125,888
FGR	520	55	286	24,762
FOP	176	30	53	4,588
TOTALS	2,150		1,793	155,239

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0801	ASPHALT A	0	100	0	0	1,890.00	SF	3.00	3.00	
2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	
3	0825	BRICK	0	100	3	4	12.00	SF	12.50	12.50	
4	0825	BRICK	0	100	0	0	77.00	SF	12.50	12.50	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	R-1	120.00	108.00	1.00	LT	



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2	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	
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4	0825	BRICK	0	100	0	0	77.00	SF	12.50	12.50	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	155,239										
TOTAL MARKET OB/XF VALUE	5,537										
TOTAL LAND VALUE - MARKET	225,000										
TOTAL MARKET VALUE	385,776										
SOH/AGL Deduction	212,202										
ASSESSED VALUE	173,574										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	123,574										
TOTAL JUST VALUE	385,776										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	333,404										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222696	ADD 601SF	160,000	01/23/2023
20062314	REPAIR/RRF	1,500	10/11/2006
20033444	XFOB	1,000	07/09/2003
20011996	REMODEL	1,000	09/07/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1885/0347	10/08/2013	SW	Q	I	02	157,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MEYERS COOPER & PIP						
1685/1746	6/23/2010	WD	U	V	12	215,200
GRANTOR: WATSON GARRY E & MARI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W26S28 W7S22E7 FGR=[YR=1993] S20E26N20W26SE26 N2 FOP=[YR=1993] E8N22W8S22S N48\$.											