

FRENCH L W & BEVERLY A
1923 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0041-0051

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
04 WOOD TRUSS 100
01 MINIMUM 100
03 PLASTER 100
14 CARPET 100
01 NONE 100
01 NONE 100
02 DIST FB 100
02 DIST FB 100
00 OWNER OCC 100

Quality

03 Quality Level 03

DOR CODE

1200 STORE/OFFICE/RESID

MAP NUM

MKT AREA 01

NEIGHBORHOOD/LOC

1005.00

TOTALS

1,9041,39499,824

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

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE

99,824

TOTAL MARKET OB/XF VALUE

4,394

TOTAL LAND VALUE - MARKET

225,000

TOTAL MARKET VALUE

329,218

SOH/AGL Deduction

163,132

ASSESSED VALUE

166,086

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

166,086

TOTAL JUST VALUE

329,218

INCOME VALUE

0

PREVIOUS YEAR MKT VALUE

303,219

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

GRANTOR:FRENCH L W & BEVERLY

GRANTEE:FRENCH JULIANNE ELI

GRANTOR:0159/0655 1/01/1973 WD Q I 14,900

GRANTEE:

BUILDING NOTES

BAS=[YR=1993] W13 UOP=[YR=1993] W7 S16 E7 N16\$ S16 W15 S32 E1 UOP=[YR=1994] S8 E26 N8W26\$ E27 N48\$ PTR=E20 UUS=[YR=1993] E12 S12 E6 S4 W6 S16 UOP=[YR=2012] S4 W12 N4 E12\$ W12 N16 W6 N4 E6 N12\$ W20\$.

TOTAL OB/XF

4,394

1 RETAILSTOR - 0% - 0 Heated Area: 1104 HX Base Yr

UOP 1993

UUS 1993

UOP 1994

REVIEW DATE 12/06/2018 BY KK Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS