

BLK 41 LOT S 1/2 OF 5
IN OR 1877/813
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0041-0052



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floop	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	78,277
FEP	96	80	77	5,196
FEP	104	80	83	5,601
FUS	825	100	825	55,671
UEP	200	60	120	8,098
UOP	50	20	10	675

TOTALS	2,435		2,275	153,517
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0802	ASPHALT B	0	0	16	76	1,216.00	SF	2.40	2.40	
2	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	
3	0424	CL FNC 6'	0	0	0	0	82.00	LF	20.00	20.00	
4	0422	CL FNC 4'	0	0	0	0	84.00	LF	15.00	15.00	
5	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	
6	0402	CONC BUMPE	0	0	0	0	5.00	UT	25.00	25.00	
7	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	
8	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001200	C	STORE COMB	0	0003	C-2	50.00	100.00	5,000.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	01	2,275	92.1200	134.96	307,034	1900	1950	0	0	50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 1985 HX Base Yr											
131 S 8TH ST, FERNANDINA BEACH											
BLD DATE		01/23/2018		KK		LGL DATE		01/23/2018			
YE DATE		01/23/2018		KK		LAND DATE		01/23/2018			
INC DATE						AG DATE					

TOTAL OB/XF											
3,572											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		153,517	
TOTAL MARKET OB/XF VALUE		3,572	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		382,089	
SOH/AGL Deduction		177,023	
ASSESSED VALUE		205,066	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,066	
TOTAL JUST VALUE		382,089	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060584	REPAIR/RRF	4,543	03/21/2006
9189-B	REPAIR/RRF	2,000	07/11/1995
8434	REPAIR/RRF	2,000	07/13/1994
7476	REPAIR/RRF	2,000	12/22/1992
5373	REPAIR/RRF	0	05/16/1989
4836	REPAIR/RRF	500	01/01/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1877/0813	9/05/2013	WD	U	I	11
GRANTOR: FRENCH L W & BEVERLY					
GRANTEE: FRENCH EVELYN SUE					
0139/0076	1/01/1973	WD	Q	I	12,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W11 UOP=[YR=1993] W5 S10 E5 N10\$ S10 W14 S42 UEP=[YR=1993] S8 E25 N8 W25\$ E25 N52\$ PTR=E20 FUS=[YR=1993] E25 S33 FEP=[YR=1993] S8 W13 FEP=[YR=1993] W12 N8 E12 S8 \$ N8 E13 \$ W25 N33 \$ W20 \$.											