

LOT 14
IN OR 1386/104
ALTA VISTA SEC 2 PB 2/44

DEGARIS KARL R & LAURI A
2110 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-100B-0014-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,576	100	1,576	180,108
FGR	567	55	312	35,656
FOP	10	30	3	343

TOTALS	2,153	1,891	216,106
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00
4	0810	CONCRETE A	0	100	29	10	290.00	SF	6.50
5	0350	CARPORT WD	0	100	24	10	240.00	SF	8.58
6	0812	CONCRETE C	0	100	0	0	1,782.00	SF	4.00
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
8	0350	CARPORT WD	0	100	12	3	36.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	130.00	157.00	1.00

REVIEW DATE	11/30/2021	BY	RKA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,891	128.7720	160.96	304,375	1980	1985		0	0	29.00	71.00
1 SNGL FAM - 100% - 2007												
Heated Area: 1576 HX Base Yr 2007												

2110 HIGHLAND ST, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	1984	1984	3	20	749	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
4	0810	CONCRETE A	0	100	29	10	290.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,027	
5	0350	CARPORT WD	0	100	24	10	240.00	SF	8.58	8.58	100	1992	1992	3	20	412	
6	0812	CONCRETE C	0	100	0	0	1,782.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,317	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2006	2006	3	27	778	
8	0350	CARPORT WD	0	100	12	3	36.00	SF	13.00	13.00	100	2006	2006	3	27	126	

TOTAL OB/XF										8,477							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006	R-1	130.00	157.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0	Common: 275,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		216,106	
TOTAL MARKET OB/XF VALUE		8,477	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		499,583	
SOH/AGL Deduction		333,874	
ASSESSED VALUE		165,709	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		115,709	
TOTAL JUST VALUE		499,583	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210722	REPAIR/RRF	0	09/01/2021
8196	REPAIR/RRF	1,100	03/14/1994
5709	XFOB	1,500	12/06/1989
5051	REMODEL	4,000	10/13/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1386/0104	2/01/2006	WD	Q	I		324,000	
GRANTOR: HENDRIX BENNY & MELBA							
GRANTEE: DEGARIS KARL R & LA							
0574/0488	7/13/1989	WD	U	I	10	47,100	
GRANTOR: HOLLAND ARNOLD & D J							
GRANTEE: HENDRIX BENNY & M J							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N4 W17 S4 W15 FGR=[YR=1993] W21S27 E21N27S S29 E15 S4 E17 N4 FOP=[YR=1993] E5 N2 W5S2S N2 E5 S2 E13 N29S									