

NLY 145 FT OF LOT 17 & S11.5  
FT OF E 25 FT OF 17 & S11.5 FT  
OF W 75 FT OF LOT 17

WASHBURN PETER D & ELIZABETH E  
2124 HIGHLAND ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-100B-0017-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 80  |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 70    |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 2  | 100            |
| Frame                    | 03 | MASONRY 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 |          |    |

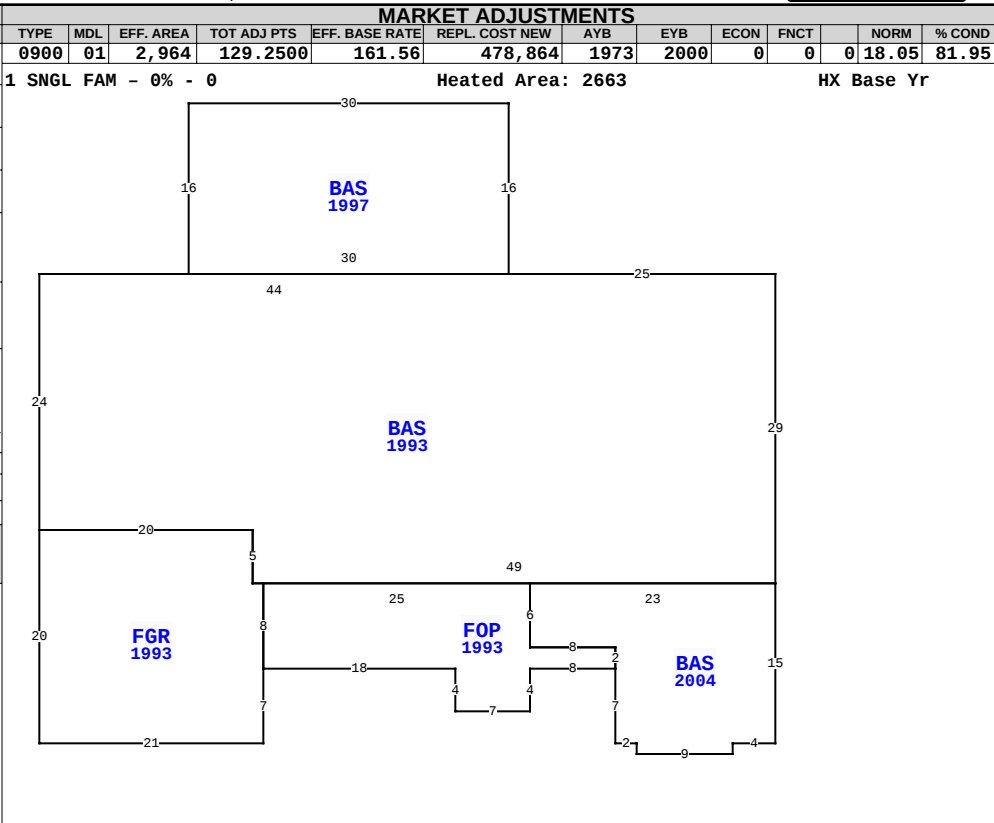
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,901            | 100         | 1,901        | 251,690              |
| BAS       | 480              | 100         | 480          | 63,551               |
| BAS       | 282              | 100         | 282          | 37,336               |
| FGR       | 415              | 55          | 228          | 30,187               |
| FOP       | 244              | 30          | 73           | 9,665                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,322 |  | 2,964 | 392,429 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 29 | 50 | 1,450.00 | SF | 6.50  |
| 2              | 0825       | BRICK       | 0   | 0   | 0  | 0  | 178.36   | SF | 12.50 |
| 3              | 0825       | BRICK       | 0   | 0   | 10 | 11 | 110.00   | SF | 12.50 |
| 4              | 1076       | TRELLIS A   | 0   | 0   | 20 | 13 | 260.00   | SF | 3.75  |
| 5              | 0825       | BRICK       | 0   | 0   | 13 | 20 | 260.00   | SF | 12.50 |
| 6              | 0810       | CONCRETE A  | 0   | 0   | 8  | 8  | 64.00    | SF | 6.50  |
| 7              | 0940       | SHEDS/PORT  | 0   | 0   | 12 | 12 | 144.00   | SF | 30.00 |
| 8              | 1076       | TRELLIS A   | 0   | 0   | 10 | 6  | 60.00    | SF | 7.50  |
| 9              | 0940       | SHEDS/PORT  | 0   | 0   | 7  | 9  | 63.00    | SF | 30.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-1      | 100.00 | 157.00 | 1.00        |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |
|                  |          |     |                      |     |      |          |        |        |             |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 08/28/2019 | BY | DJA |
|-------------|------------|----|-----|



|                                    |
|------------------------------------|
| 2124 HIGHLAND ST, FERNANDINA BEACH |
|------------------------------------|

| TOTAL OB/XF |            |             |     |     |    |    |          |    |       |
|-------------|------------|-------------|-----|-----|----|----|----------|----|-------|
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| 2           | 0825       | BRICK       | 0   | 0   | 0  | 0  | 178.36   | SF | 12.50 |
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| 9           | 0940       | SHEDS/PORT  | 0   | 0   | 7  | 9  | 63.00    | SF | 30.00 |

| TOTAL OB/XF |          |     |                      |     |      |          |        |        |             |
|-------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|
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|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |
|             |          |     |                      |     |      |          |        |        |             |

|                   |                           |           |                 |                 |
|-------------------|---------------------------|-----------|-----------------|-----------------|
| Total Acres: 0.00 | Total Land Value: 275,000 | Market: 0 | Agricultural: 0 | Common: 275,000 |
|-------------------|---------------------------|-----------|-----------------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 392,429   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 15,076    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 275,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 682,505   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 124,478   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 558,027   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 558,027   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 682,505   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              | 0         |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 616,456   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20101374   | OTHER       | 1,400  | 08/18/2010 |
| 20080662   | H/AC        | 3,500  | 04/23/2008 |
| 990085     | ADDITION    | 20,000 | 03/22/1999 |
| 9683B      | ADDITION    | 28,805 | 03/19/1996 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2651/1440                     | 6/30/2023 | WD           | U      | I      | 11        | 100           |  |
| GRANTOR:WASHBURN FAMILY REALT |           |              |        |        |           |               |  |
| GRANTEE:WASHBURN PETER D &    |           |              |        |        |           |               |  |
| 2287/1167                     | 6/26/2019 | WD           | Q      | I      | 01        | 538,500       |  |
| GRANTOR:CAZELL BEN H & JANINE |           |              |        |        |           |               |  |
| GRANTEE:WASHBURN FAMILY REA   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W25 BAS=[YR=1997] N16 W30 S16 E30 \$ W44 S24<br>FGR=[YR=1993] S20 E21 N7 FOP=[YR=1993] E18 S4 E7 N4 E8<br>BAS=[YR=2004] S7 E2 S1 E9 N1 E4 N15 W23 S6 E8 S2 \$ N2 W8 N6<br>W25 S8 \$ N8 W1 N5 W20 \$ E20 S5 E49 N29 \$ . |  |  |  |  |  |  |  |  |  |