

BLOCK M LOT 4
IN OR 1280/397
ATLANTIC HIGHLANDS SUB

BELLER ELIZABETH ANN
1815 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1060-000M-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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		

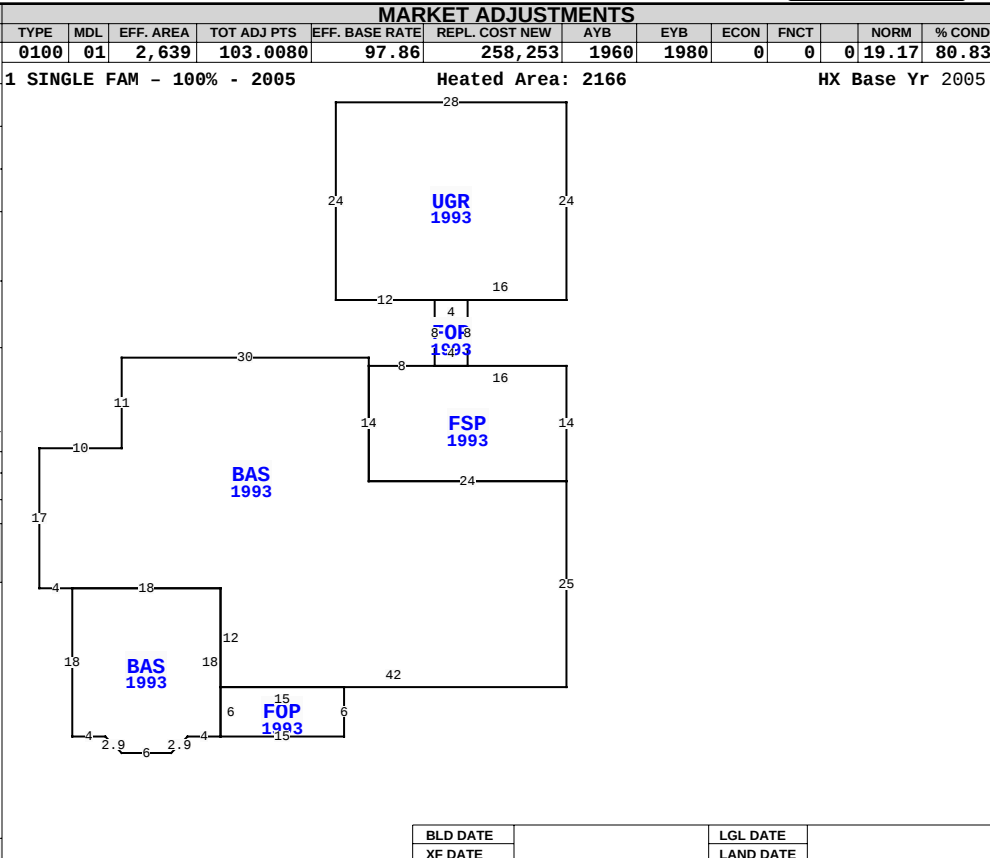
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	340	26,894
BAS	1,826	100	1,826	144,437
FOP	32	30	10	791
FOP	90	30	27	2,136
FSP	336	40	134	10,599
UGR	672	45	302	23,888

TOTALS	3,296		2,639	208,746
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0810	CONCRETE A	0	100	0	0		675.00	SF 6.50
3	0810	CONCRETE A	0	100	0	0		138.00	SF 6.50
4	0812	CONCRETE C	0	100	0	0		1,042.00	SF 4.00
5	0940	SHEDS/PORT	0	100	8	8		64.00	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	100	0006	R-1	137.00	137.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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TOTAL OB/XF									
6,279									

TOTAL OB/XF									
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	137.00	137.00	1.00

Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
208,746									
TOTAL MARKET OB/XF VALUE									
6,279									
TOTAL LAND VALUE - MARKET									
275,000									
TOTAL MARKET VALUE									
490,025									
SOH/AGL Deduction									
299,013									
ASSESSED VALUE									
191,012									
TOTAL EXEMPTION VALUE									
HX HB WX SX									
105,000									
BASE TAXABLE VALUE									
86,012									
TOTAL JUST VALUE									
490,025									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
430,534									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6997	REPAIR/RRF	1,000	04/15/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1280/0397	12/10/2004	TD	U	I	06	100			
GRANTOR: GOODING MEDDIE & DEBO									
GRANTEE: BELLER ELIZABETH &									
0653/0163	3/27/1992	WD	U	I	01	100			
GRANTOR: GOODING MEDDIE & E A									
GRANTEE: GOODING MEDDIE ETAL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W28 S24 E12 FOP=[YR=1993] S8 FSP=[YR=1993] W8									
BAS=[YR=1993] N1 W30 S11 W10 S17 E4 BAS=[YR=1993] S18 E4 D2									
R2 E6 U2 R2 E4 FOP=[YR=1993] E15 N6 W15 S6\$ N18 W18\$ E18									
S12 E42 N25 W24 N14\$ S14 E24 N14 W16\$ E4 N8 W4\$ E16 N24\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	275,000	PRINTED 08/06/2024 BY SYS
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