BLOCK 2 LOT 15
IN OR 1582/930
EGAN MEADOWS 1 PB 3/45

AKINS MARK H & ELIZABETH L
1414 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1240-0002-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

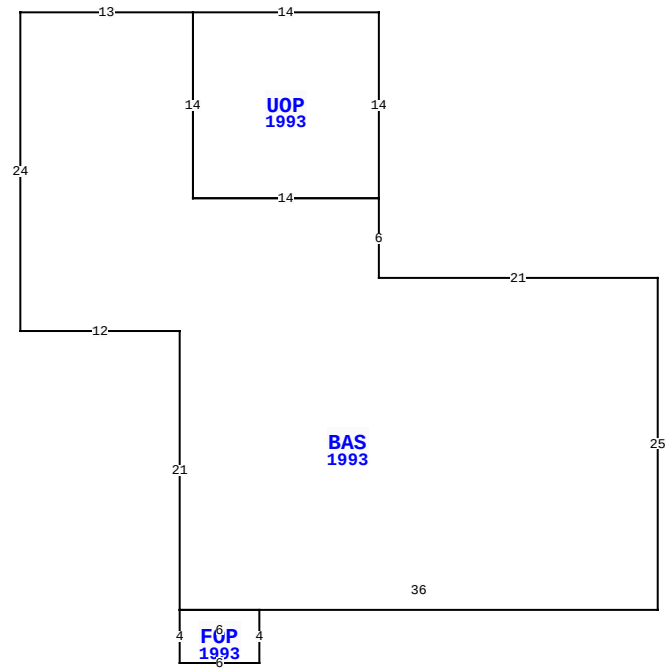
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	02	Quality Level 02
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	1,292	100	1,292	124,779
FOP	24	30	7	676
UOP	196	20	39	3,766
TOTALS	1,512		1,338	129,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	111.7200	106.13	142,002	1959	2005	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2009 Heated Area: 1292 HX Base Yr 2009



1414 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,222
TOTAL MARKET OB/XF VALUE		2,011
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		306,233
SOH/AGL Deduction		195,971
ASSESSED VALUE		110,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,262
TOTAL JUST VALUE		306,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080629	ELEC OTHER	500	04/16/2008
20080600	REMODEL	14,500	04/14/2008
20080499	OTHER	250	03/27/2008
20080385	REPAIR/RRF	3,500	03/13/2008
20040212	ELEC OTHER	1,000	02/05/2004
20032366	REMODEL	1,000	01/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1582/0930	8/27/2008	WD	Q	I		175,000
GRANTOR: MURRAY LARRY N & CARO						
GRANTEE: AKINS MARK H & ELIZ						
1559/1141	4/04/2008	WD	U	I	05	90,000
GRANTOR: DLJ MORTGAGE CAPITAL						
GRANTEE: MURRAY LARRY N & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N6 UOP=[YR=1993] N14W14 S14E14$
W14N14W13S24E12S21 FOP=[YR=1993] S4E6N4W6$ E36N25$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	952.00	SF	6.50	6.50	100	1980	1980	3	32.5	2,011	

LAND DESCRIPTION

TOTAL OB/XF 2,011

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	R-1	70.00	135.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 09/16/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS