

LOT 37
IN OR 1327/116
FOREST HILLS 1 PB 2/76

DEMCO DONNA J
1809 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0037-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	17	CB STUCCO 90		
Exterior Wall	05	AVERAGE 10		
Roof Structure	08	IRREGULAR 100		
Roof Cover	04	BUILT-UP 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		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	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	2,016	100	2,016	162,793
FGR	451	55	248	20,026
FOP	155	30	46	3,715
PTO	102	5	5	404
TOTALS	2,724		2,315	186,937

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	107.8000	102.41	237,079	1959	1980	0	0	0	21.15	78.85
1 SINGLE FAM - 0% - 0												
Heated Area: 2016 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 2			Tax Dist:			
BUILDING MARKET VALUE						186,937
TOTAL MARKET OB/XF VALUE						7,275
TOTAL LAND VALUE - MARKET						275,000
TOTAL MARKET VALUE						469,212
SOH/AGL Deduction						72,113
ASSESSED VALUE						397,099
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						397,099
TOTAL JUST VALUE						469,212
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						461,049

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	0	1,484.00	SF	6.50	6.50	100	1960
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1959
3	0810	CONCRETE A	0	0	0	0	510.00	SF	6.50	6.50	100	1980
4	0510	GARAGE WD-	0	0	20	24	480.00	SF	35.00	35.00	100	1990
5	0810	CONCRETE A	0	0	9	5	45.00	SF	6.50	6.50	100	1990
TOTAL OB/XF 7,275												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0	0006	R-1	100.00	200.00	1.00	LT		1.00
Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000												