

LOT 39
IN OR 2042/1544
FOREST HILLS # 1 PB 2/76

SMITH STEVEN BLAKE & JENNIFER K
1817 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0039-0000



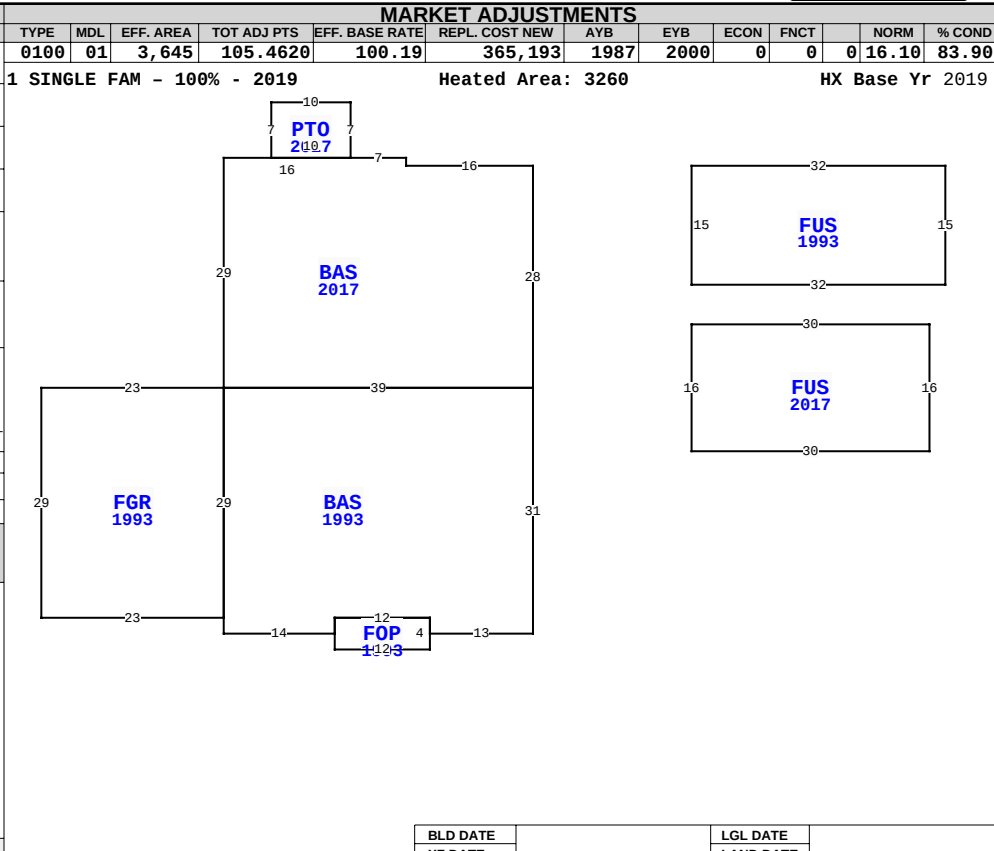
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,185	100	1,185	99,610
BAS	1,115	100	1,115	93,726
FGR	667	55	367	30,850
FOP	48	30	14	1,177
FUS	480	100	480	40,348
FUS	480	100	480	40,348
PTO	70	5	4	336
TOTALS	4,045		3,645	306,397

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100
2	0811	CONCRETE B	0	100	0	0		1,950.00	SF 5.20	5.20	100
3	0811	CONCRETE B	0	100	0	0		456.00	SF 5.20	5.20	100
4	0810	CONCRETE A	0	100	0	0		155.00	SF 6.50	6.50	100



1817 HIGHLAND DR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240				
1,950.00	SF	5.20	5.20	100	2017	2017	3	97	9,836				
456.00	SF	5.20	5.20	100	2017	2017	3	97	2,300				
155.00	SF	6.50	6.50	100	2017	2017	3	97	977				

LAND DESCRIPTION										TOTAL OB/XF										14,353	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000100	C	SFR	100	0006	R-1	98.00	200.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	2				
REVIEW DATE		05/12/2019		BY	KBA		Total Acres: 0.00		Total Land Value: 275,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY												PAGE 1 of 1 2											
VALUATION SUMMARY												STANDARD											
VALUATION BY						Tax Group: 2						Tax Dist:						BUILDING MARKET VALUE					
																		TOTAL MARKET OB/XF VALUE					
																		TOTAL LAND VALUE - MARKET					
																		TOTAL MARKET VALUE					
																		SOH/AGL Deduction					
																		ASSESSED VALUE					
																		TOTAL EXEMPTION VALUE					
																		BASE TAXABLE VALUE					
																		TOTAL JUST VALUE					
																		NCON VALUE					
																		INCOME VALUE					
																		PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171970	CO ISSUED	0	01/11/2018
20171970	ADDITION	280,837	06/27/2017
20171708	ADDITION	7,000	06/05/2017
20033680	ELEC OTHER	1,000	08/15/2003
7998	REMODEL	5,000	11/22/1993
7593	REPAIR/RRF	2,500	03/22/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2042/1544	4/29/2016	WD	Q	I	01	250,000			
GRANTOR:BELCHER CHRISTOPHER &									
GRANTEE:SMITH STEVEN BLAKE									
0923/1148	3/09/2000	WD	Q	I		199,500			
GRANTOR:HENRY RICHARD J & JUN									
GRANTEE:BELCHER CHRISTOPHER									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W16 N1 W7 PTO=[YR=2017] N7 W10 S7 E10\$ W16 S29 FGR=[YR=1993] W23 S29 E23 BAS=[YR=1993] S2 E14 FOP=[YR=1993] S2 E12 N4W12 S2\$ N2 E12 S2 E13 N31 W39 S29\$ N29\$ E39 N28\$ PTR=E20 FUS=[YR=1993] E32 S15 W32 N15\$ W20\$ PTR=E20 S20 FUS=[YR=2017] E30 S16 W30 N16\$ N20 W20\$.											