



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1,297	103,133
BAS	24	100	24	1,908
BAS	240	100	240	19,084
FOP	42	30	13	1,034
FUS	783	100	783	62,262
PTO	180	5	9	716
STP	15	10	2	159
TOTALS	2,581		2,368	188,296

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	1,293.00	SF	6.50	6.50	100	1970	1970	3	21	1,765	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1964	1964	3	26	910	
3	0510	GARAGE WD-	0 100	16	24	384.00	SF	35.00	35.00	100	1998	1998	3	26	3,494	

LAND DESCRIPTION			TOTAL OB/XF 6,169													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-1	93.00	210.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00

REVIEW DATE	01/12/2022	BY	RK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,368	111.2300	105.67	250,227	1964	1980	0	0	24.75	75.25

1 SINGLE FAM - 100% - 2020

Heated Area: 2344

HX Base Yr 2020

The diagram illustrates a property layout with several distinct areas, each labeled with a code and a year. The areas are defined by their dimensions and relative positions:

- BAS 1993**: A large rectangular area on the left, measuring 28 units wide and 29 units high.
- PTO 1993**: A rectangular area at the top right, measuring 18 units wide and 10 units high.
- FUS 1993**: A large rectangular area on the right, measuring 27 units wide and 29 units high.
- BAS 2021**: A rectangular area at the bottom right, measuring 12 units wide and 20 units high.
- FOP 1993**: A small rectangular area at the bottom left, measuring 6 units wide and 7 units high.

Additional dimensions and labels include:

- SP 1993**: A small rectangular area measuring 5 units wide and 3 units high, located between the BAS 1993 and PTO 1993 areas.
- BAS 2021**: A small rectangular area measuring 6 units wide and 4 units high, located between the BAS 1993 and BAS 2021 areas.
- Dimensions**: Various other dimensions are provided for the areas and the overall lot, including 18, 10, 16, 12, 20, 16, 8, 12, 6, 7, 23, 28, 29, 18, 10, 16, 12, 20, 16, 8, 12, 6, 7, 23, 28,

1827 HIGHLAND DR, FERNANDINA BEACH										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

VALUATION BY				STANDARD			
Tax Group: 2		Tax Dist:					
BUILDING MARKET VALUE				188,296			
TOTAL MARKET OB/XF VALUE				6,169			
TOTAL LAND VALUE - MARKET				275,000			
TOTAL MARKET VALUE				469,465			
SOH/AGL Deduction				219,433			
ASSESSED VALUE				250,032			
TOTAL EXEMPTION VALUE		HX HB		50,000			
BASE TAXABLE VALUE				200,032			
TOTAL JUST VALUE				469,465			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				461,190			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020744	ADDITION	0	02/11/2021
983074	GARAGE	7,000	10/27/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2274/1752	5/15/2019	WD	Q	I	01	379,000	
GRANTOR: WILLIAMS MINDY							
GRANTEE: ROWE ELI D & AMELIA							
2038/1757	3/31/2016	QC	U	I	11	100	
GRANTOR: MEEKS JO ANN							
GRANTEE: WILLIAMS MINDY							

BUILDING NOTES															
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BUILDING DIMENSIONS															
PTO=[YR=1993] W18 S10 BAS=[YR=1993] W3 STP=[YR=1993] N3 W5 S3 E5 \$ W28 S29 E23 FOP=[YR=1993] S7 E6 N7 W6 \$ E6 S7 E8 BAS=[YR=2021] E12 N20 W12 BAS=[YR=2021] W6 S4 E6 N4 \$ S20 \$ N16 W6 N4 E18 N16 W18 \$ E18 N10 \$ PTR= E15 FUS=[YR=1993] E27 S29 W27 N29 \$ W15 \$.															