LOT 42
FOREST HILLS 1 PB 2/76

BARNIAK JAY
1831 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0042-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1.5 100
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

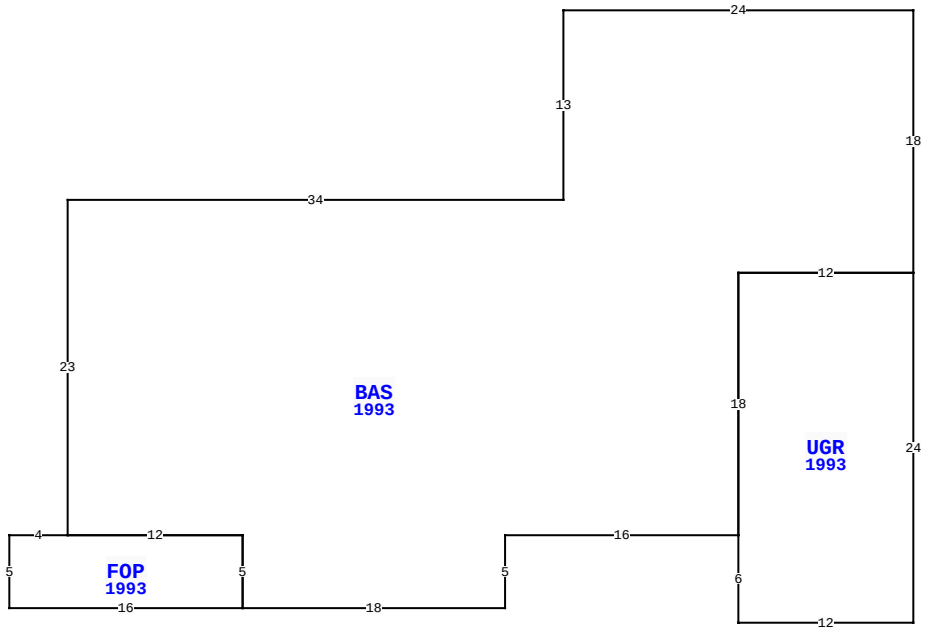
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	117,224
FOP	80	30	24	1,851
UGR	288	45	130	10,026
TOTALS	1,888		1,674	129,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	99.0000	94.05	157,440	1952	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1520 HX Base Yr 2020



1831 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,101
TOTAL MARKET OB/XF VALUE		11,093
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		415,194
SOH/AGL Deduction		141,233
ASSESSED VALUE		273,961
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		223,961
TOTAL JUST VALUE		415,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021809	REPAIR/RRF	1,000	10/21/2002
983980	CARPORT	2,500	07/08/1998
8160	GARAGE	2,500	02/24/1994
7482	REPAIR/RRF	1,400	01/04/1993
BP 4145	N/A	2,500	02/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2325/1196	12/16/2019	WD	U	I	30	180,000
GRANTOR: BARNIAK JACKSON W & C						
GRANTEE: BARNIAK JAY						
1638/1310	9/01/2009	WD	U	I	14	55,000
GRANTOR: BARNIAK JOHN SR TRUST						
GRANTEE: BARNIAK JOHN SR L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S13 W34 S23 FOP=[YR=1993] W4 S5 E16 N5 W12$ E12 S5 E18 N5 E16 UGR=[YR=1993] S6 E12 N24 W12 S18 $ N18 E12 N18$.

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	706.00	SF	6.50	6.50	100	1984	1984	3	44	2,019	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1952	1952	3	20	700	
3	0940	SHEDS/PORT	0	100	18	18	324.00	SF	30.00	30.00	100	1994	1994	3	20	1,944	
4	0810	CONCRETE A	0	100	0	0	189.00	SF	6.50	6.50	100	1984	1984	3	44	541	
5	0810	CONCRETE A	0	100	0	0	258.00	SF	6.50	6.50	100	1998	1998	3	75	1,258	
6	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	1998	1998	3	75	3,539	
7	0350	CARPORT WD	0	100	20	21	420.00	SF	13.00	13.00	100	1998	1998	3	20	1,092	

LAND DESCRIPTION

TOTAL OB/XF 11,093

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	105.00	194.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS