LOT 43
FOREST HILLS 1 PB 2/76

FELKER BRAD M & AIMEE
1835 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

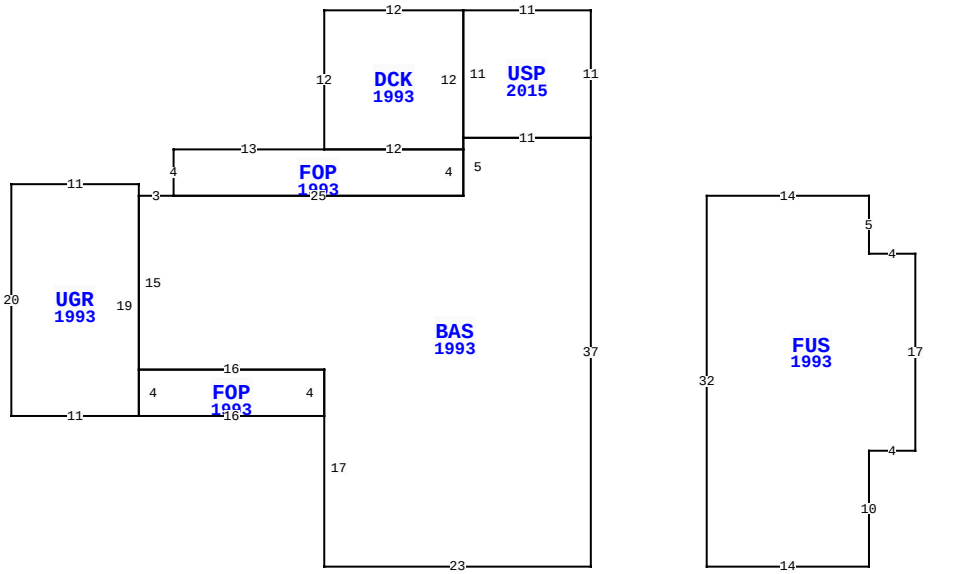
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,031	100	1,031	115,438
DCK	144	10	14	1,568
FOP	64	30	19	2,127
FOP	100	30	30	3,359
FUS	516	100	516	57,775
UGR	220	45	99	11,085
USP	121	30	36	4,030
TOTALS	2,196		1,745	195,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,745	113.7400	142.18	248,104	1955	1995	0	0	0	21.25	78.75

1 SNGL FAM – 100% - 2020 Heated Area: 1547 HX Base Yr 2020



1835 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		195,382
TOTAL MARKET OB/XF VALUE		1,326
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		471,708
SOH/AGL Deduction		150,916
ASSESSED VALUE		320,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		270,792
TOTAL JUST VALUE		471,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0528	ADD MASTER BATH		11/30/2023
5398	REPAIR/RRF	4,000	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2278/1567	5/28/2019	WD	Q	I	01	392,000
GRANTOR: MORGAN AARON M & MELI						
GRANTEE: FELKER BRAD M & AIM						
1987/0466	6/22/2015	WD	Q	I	02	275,000
GRANTOR: MOCK ELISHA P & JONAT						
GRANTEE: MORGAN AARON M & ME						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2015] W11 DCK=[YR=1993] W12S12 FOP=[YR=1993] W13S4BAS=[YR=1993] W3 UGR=[YR=1993] N1W11S20E11 FOP=[YR=1993] E16N4W16S4$ N19$ S15E16S17E23 N37W11S5W25$ E25N4W12$ E12N12$ S11E11N11$ PTR=E10S16 FUS=[YR=1993] S32E14N10E4N17W4N5W14$ N16W10$.

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	89	8	712.00	SF	6.50	6.50	100	1955	1955	3	20	926	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1955	1955	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 1,326

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 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS