

KAPETANAKOS ANASTASIOS/WERNER MELANIE LYNN
1857 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

00-00-31-128A-0048-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall17CB STUCCO 60

Exterior Wall16WD FR STUC 40

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall03PLASTER 70

Interior Wall05DRYWALL 30

Interior Floo12HARDWOOD 80

Interior Floo11CLAY TILE 20

Air Condition Heating Type Bedrooms04CENTRAL 100
AIR DUCTED 100
3 100

Bathrooms Frame Stories UnitsBUD8 Adjustme Occupancy03MASONRY 100
1. 1. 100
0 100
02DIST FB 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,7981001,798243,734

FOP8430253,389

UGR4144518625,214

TOTALS2,2962,009272,336

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000660.00SF6.506.5010019571957320858

20500FP-PRE FAB0100001.00UT3,500.003,500.0010019571957320700

30810CONCRETE A0100001,049.00SF6.506.50100199319933664,500

40500FP-PRE FAB0100001.00UT3,500.003,500.00100199319933742,590

50850PEBBLE WLK010000244.00SF3.503.5010019571957320171

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006R-1100.00194.001.00LT1.001.001.00275,000.00275,000.00275,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,009120.4959150.62302,596195720030010.0090.00

Heated Area: 1798HX Base Yr 2023

UGR1993

FOP1993

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE272,336

TOTAL MARKET OB/XF VALUE8,819

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE556,155

SOH/AGL Deduction0

ASSESSED VALUE556,155

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE506,155

TOTAL JUST VALUE556,155

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE544,185

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2560/18804/18/2022WDQI01715,000

GRANTOR: STONE MARLEIGH N &

GRANTEE: KAPETANAKOS ANASTAS

2211/15847/19/2018WDQI01380,000

GRANTOR: HIGHLAND DRIVE LAND T

GRANTEE: STONE MARLEIGH N &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N14 W18 S9 W24 S13 UGR=[YR=1993] S18 E23 FOP=[YR=1993] E21 N4 W21 S4\$ N18 W23\$ E23 S14 E21 S4 E30 N26\$.