LOT 51
IN OR 1075/1848
FOREST HILLS # 1 PB 2/76

BLOCHLINGER CAROLINE
1871 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

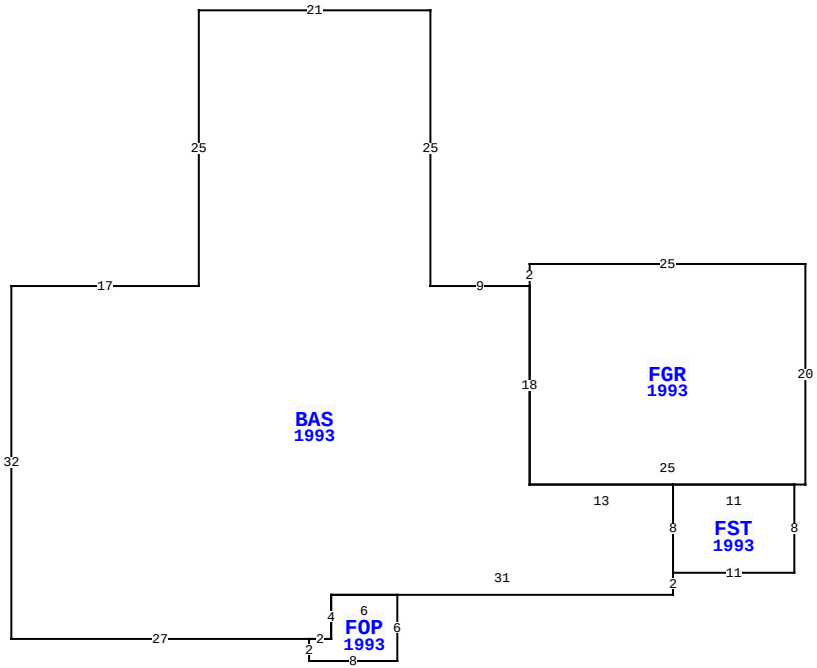
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	163,703
FGR	500	55	275	21,571
FOP	40	30	12	941
FST	88	55	48	3,765
TOTALS	2,715		2,422	189,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,422	120.5400	114.51	277,343	1954	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 100% - 2003 Heated Area: 2087 HX Base Yr 2003



1871 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,135
TOTAL MARKET OB/XF VALUE		5,939
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		520,074
SOH/AGL Deduction		247,128
ASSESSED VALUE		272,946
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		217,946
TOTAL JUST VALUE		520,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211021	NEW CONSTR	0	03/22/2021
2002152	REMODEL	2,180	02/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1075/1848	8/20/2002	WD	Q	I		179,000
GRANTOR: LEWIS-POULSEN KIMBERL						
GRANTEE: BLOCHLINGER CAROLIN						
0824/1292	3/02/1998	WD	Q	I		117,000
GRANTOR: BURGESS RUTH H & GRAN						
GRANTEE: POULSEN KIMBERLY LE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W25 S2 BAS=[YR=1993] W9 N25 W21 S25 W17 S32
E27 FOP=[YR=1993] S2 E8 N6 W6 S4 W2 $ E2 N4 E31 N2
FST=[YR=1993] E11 N8 W11 S8 $ N8 W13 N18 $ S18 E25 N20 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1954	1954	3	20	700	
2	0810	CONCRETE A	0	100	29	19	551.00	SF	6.50	6.50	100	1954	1954	3	20	716	
3	0810	CONCRETE A	0	100	16	19	304.00	SF	6.50	6.50	100	1981	1981	3	35	692	
4	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1954	1954	3	20	160	
5	0810	CONCRETE A	0	100	19	25	475.00	SF	6.50	6.50	100	1981	1981	3	35	1,081	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,939

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	140.00	158.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

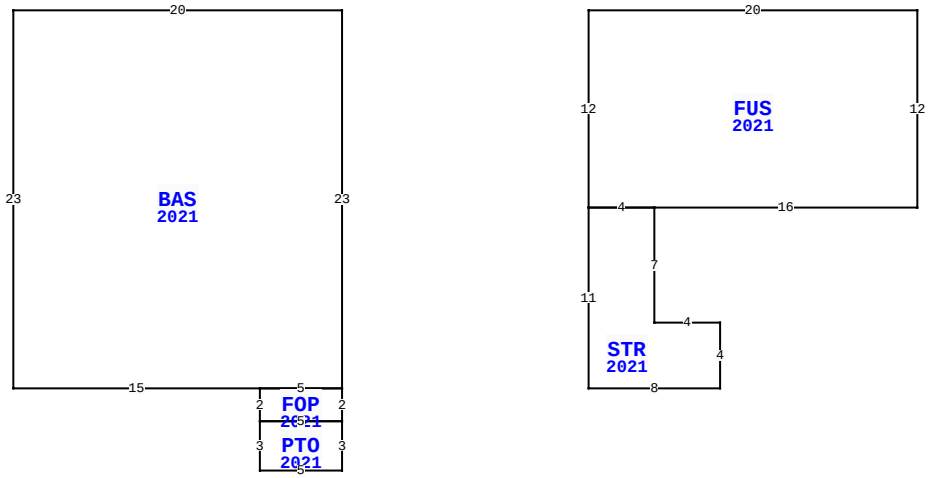
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	460	31,847
FOP	10	30	3	208
FUS	240	100	240	16,616
PTO	15	5	1	70
STR	60	10	6	415
TOTALS	785		710	49,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	710	139.1500	69.58	49,402	2021	2021	0	0	0	0.50	99.50

2 ACCESORY U – 100% - 2003 Heated Area: 700 HX Base Yr 2003



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GRANTOR: BURGESS RUTH H & GRAN						
GRANTEE: POULSEN KIMBERLY LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S23 E15 FOP=[YR=2021] S2 PTO=[YR=2021] S3 E5 N3 W5$ E5 N2 W5$ E5 N23$ PTR=E15 FUS=[YR=2021] E20 S12 W16 STR=[YR=2021] S7 E4 S4 W8 N11 E4$ W4 N12$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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