

LOT 59
IN OR 2128/551
FOREST HILLS 1

MINOR WILLIAM H III & VALERIE V
1840 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0059-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2													
Exterior Wall	17	CB STUCCO 50	0500	11	6,454	134.5248	201.79	1,302,353	2020	2020	0	0	0	1.25	98.75	VALUATION SUMMARY													
Exterior Wall	31	HARDIE BRD 50	2 SFR CUST - 100% - 2021												Heated Area: 5078														
Roof Structur	03	GABLE/HIP 100	HX Base Yr 2021																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	12	HARDWOOD 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	7	100																											
Bathrooms	4.5	100																											
Frame	04	REIN CONC 100																											
Stories	2.	100																											
Units	0	100																											
Occupancy	00	NONE 100																											
																VALUATION BY													
																STANDARD													
																Tax Group: 2													
																Tax Dist:													
																BUILDING MARKET VALUE													
																1,286,074													
																TOTAL MARKET OB/XF VALUE													
																210,989													
																TOTAL LAND VALUE - MARKET													
																682,500													
																TOTAL MARKET VALUE													
																2,179,563													
																SOH/AGL Deduction													
																771,651													
																ASSESSED VALUE													
																1,407,912													
																TOTAL EXEMPTION VALUE													
																HX HB													
																50,000													
																BASE TAXABLE VALUE													
																1,357,912													
																TOTAL JUST VALUE													
																2,179,563													
																NCON VALUE													
																0													
																INCOME VALUE													
																PREVIOUS YEAR MKT VALUE													
																1,653,995													

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