LOT 68 IN OR 1022/841
FOREST HILLS # 1 PB 2/76

SAUNDERSON JAMES E TRUSTEE
1806 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

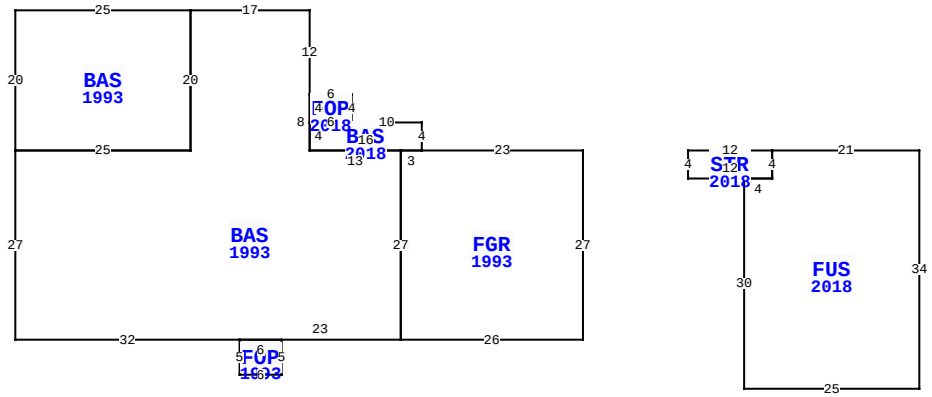
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	500	100	500	41,115
BAS	1,825	100	1,825	150,071
BAS	64	100	64	5,263
FGR	702	55	386	31,741
FOP	30	30	9	740
FOP	24	30	7	575
FUS	834	100	834	68,580
STR	48	10	5	411
TOTALS	4,027		3,630	298,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,630	103.6665	98.48	357,482	1956	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2010 Heated Area: 3223 HX Base Yr 2010



1806 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		298,497
TOTAL MARKET OB/XF VALUE		7,451
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		580,948
SOH/AGL Deduction		295,271
ASSESSED VALUE		285,677
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,677
TOTAL JUST VALUE		580,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172590	ADDITION	101,384	08/21/2017
20171936	REMODEL	2,000	06/23/2017
20032544	REMODEL	3,000	02/02/2003
8357	REPAIR/RRF	5,000	05/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1022/0841	12/03/2001	TD	U	I	06	100
GRANTOR: SAUNDERSON JAMES E TR						
GRANTEE: SAUNDERSON JAMES E						
1022/0838	12/03/2001	PR	U	I	06	100
GRANTOR: SAUNDERSON JAMES E P/						
GRANTEE: SAUNDERSON JAMES E						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=2018] N4 W10 FOP=[YR=2018] N4 W6 BAS=[YR=1993] N12 W17 BAS=[YR=1993] W25 S20 E25 N20 $ S20 W25 S27 E32 FOP=[YR=1993] S5 E6 N5 W6 $ E23 N27 W13 N8$ S4 E6$ W6 S4 E16$ W3 S27 E26 N27 $ PTR= E15 STR=[YR=2018] E12 FUS=[YR=2018] E21 S34 W25 N30 E4 N4$ S4 W12 N4$ W15$.

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	720.00	SF	6.50	6.50	100	1956	1956	3	20	936	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1956	1956	3	20	700	
3	0811	CONCRETE B	0	100	0	0	516.00	SF	5.20	5.20	100	1998	1998	3	75	2,012	
4	0810	CONCRETE A	0	100	0	0	420.00	SF	6.50	6.50	100	1998	1998	3	75	2,048	
5	0830	FLAGSTONE	0	100	0	0	195.00	SF	12.00	12.00	100	1998	1998	3	75	1,755	

LAND DESCRIPTION

TOTAL OB/XF 7,451

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	90.00	150.00	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