

LOT 127 & NW1/2 OF LOT 128
IN OR 1530/1645
FOREST HILLS 3 PB 3/46

EISENHOUR JOHN M & PILAR
2021 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0127-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 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. 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
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1,581	208,142
BAS	240	100	240	31,597
DCK	288	10	29	3,818
FGR	437	55	240	31,597
FOP	15	30	4	527

TOTALS	2,561		2,094	275,679
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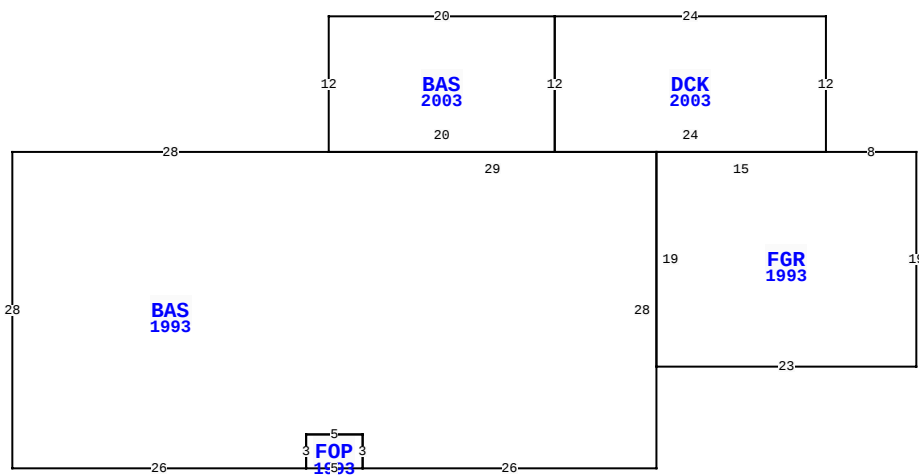
EXTRA FEATURES

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
1	0810	CONCRETE A	0	100	19	20	380.00	SF	6.50	6.50	100	1975	1975	3	26	642	
2	0801	ASPHALT A	0	100	114	10	1,140.00	SF	3.00	3.00	100	1994	1994	3	50	1,710	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	
4	0810	CONCRETE A	0	100	44	4	176.00	SF	6.50	6.50	100	1994	1994	3	68	778	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1994	1994	3	68	1,768	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
7	0754	FOP	0	100	12	24	288.00	SF	15.00	15.00	100	2004	2004	3	22	950	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	150.00	158.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,094	122.1080	152.64	319,628	1975	1995	0	0	0	13.75	86.25	
1 SNGL FAM - 100% - 2008					Heated Area: 1821					HX Base Yr 2008			



2021 HIGHLAND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		275,679	
TOTAL MARKET OB/XF VALUE		7,528	
TOTAL LAND VALUE - MARKET		236,250	
TOTAL MARKET VALUE		519,457	
SOH/AGL Deduction		290,029	
ASSESSED VALUE		229,428	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		179,428	
TOTAL JUST VALUE		519,457	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101687	WOOD FENCE	6,000	09/27/2010
20101613	STANDING SEAM ROO	28,850	09/17/2010
20040522	SCREEN ENCLOSURE	4,910	03/17/2004
7790	REPAIR/RRF	4,910	07/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/1645	10/17/2007	WD	Q	I		405,000

GRANTOR: LASSERRE JUILE A

GRANTEE: EISENHOUR JOHN M &

1258/0987	9/10/2004	WD	U	I	07	100
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GRANTOR: PIKULA STEWART & PATR

GRANTEE: LASSERRE JUILE

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 DCK=[YR=2003] N12 W24 BAS=[YR=2003] W20
S12 BAS=[YR=1993] W28 S28 E26 FOP=[YR=1993] E5 N3 W5 S3 \$
N3 E5 S3 E26 N28 W29 \$ E20 N12 \$ S12 E24 \$ W15 S19 E23 N19 \$