

LOT 134 & N 50 FT OF 135
OR 2462/1428
FOREST HILLS 3

PEACOCK WESLEY R & LEANNE C
1931 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0134-0000



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 100		
Interior Floo	12	HARDWOOD 100		
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
NEIGHBORHOOD/LOC		1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100	2,007	213,011
FCP	252	25	63	6,686
FOP	65	30	20	2,123
FST	96	55	53	5,625
UOP	24	20	5	530
TOTALS	2,444		2,148	227,976

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,148	111.7200	139.65	299,968	1956	1975	0	0	24.00	76.00
1 SNGL FAM - 100% - 2022 Heated Area: 2007 HX Base Yr 2022											
1931 HIGHLAND DR, FERNANDINA BEACH											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

EXTRA FEATURES										1931 HIGHLAND DR, FERNANDINA BEACH				INC DATE		AG DATE	
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	0940	SHEDS/PORT	0	100	0	0	90.00	SF	30.00	30.00	100	1982	1982	3	20	540	
2	0810	CONCRETE A	0	100	0	0	960.00	SF	6.50	6.50	100	1956	1956	3	20	1,248	