

LOT 143
IN OR 2229/1066
FOREST HILLS #3 PB 3/46

MURRAY LAUREN C L/E/
1906 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0143-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
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	

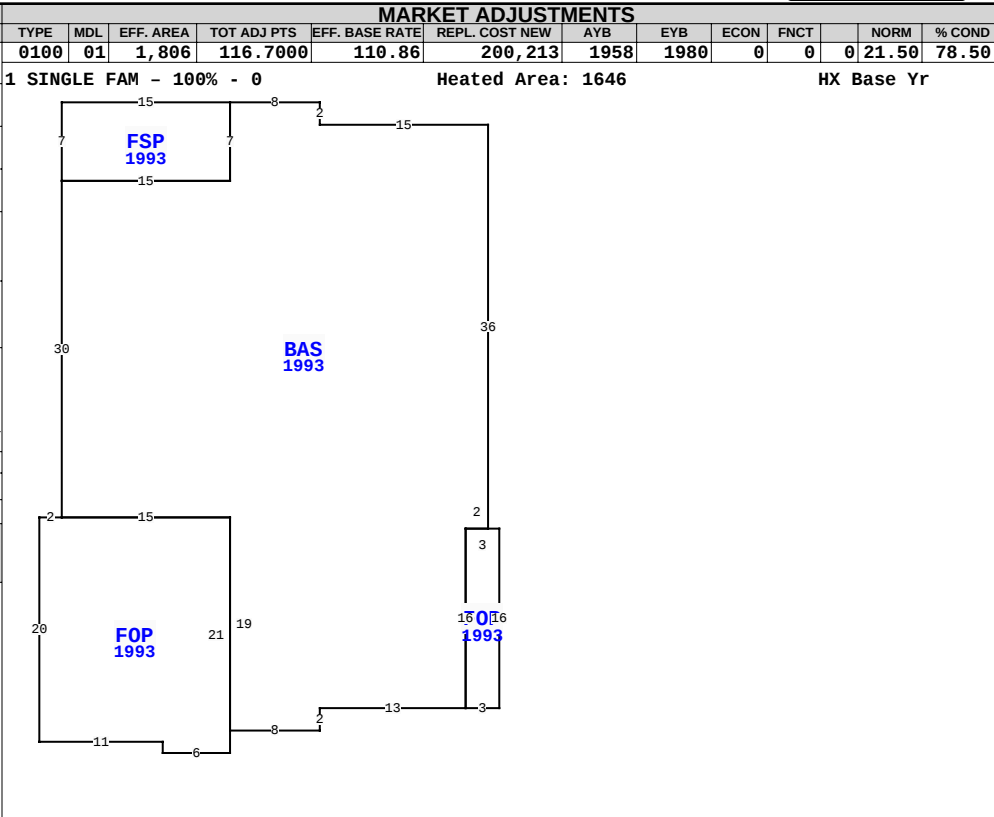
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,646	100	1,646	143,244
FOP	48	30	14	1,218
FOP	346	30	104	9,050
FSP	105	40	42	3,655

TOTALS	2,145	1,806	157,167
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,950.00	SF	6.50
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00
5	0851	PATIO STON	0	100	18	4	72.00	SF	1.50
6	1242	WD DECK A	0	100	0	0	640.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	100.00	150.00	1.00



TOTAL OB/XF									
18,617									

1906 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					157,167				
TOTAL MARKET OB/XF VALUE					18,617				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					450,784				
SOH/AGL Deduction					248,275				
ASSESSED VALUE					202,509				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					147,509				
TOTAL JUST VALUE					450,784				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					394,726				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140367	MTLROOF	2,500	02/21/2014
20041338	ELEC OTHER	1,000	07/22/2004
20033085	GARAGE	3,000	05/12/2003
983090	REPAIR/RRF	2,100	01/28/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2229/1066	9/27/2018	FJ	U	I	11	0			
GRANTOR:MURRAY CHRISTOPHER B									
GRANTEE:MURRAY LAUREN C L/E									
1518/0009	8/08/2007	WD	Q	I		264,000			
GRANTOR:ZIMMERMANN ALLAN L &									
GRANTEE:MURRAY CHRISTOPHER									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 N2 W8 FSP=[YR=1993] W15 S7 E15 N7 \$ S7 W15 S30 FOP=[YR=1993] W2 S20 E11 S1 E6 N21 W15 \$ E15 S19 E8 N2 E13 FOP=[YR=1993] E3 N16 W3 S16 \$ N16 E2 N36 \$.									