

LOT 145
IN OR 1378/1715
FOREST HILLS 3 PB 3/46

ROWLAND WALLACE & MICHELE
1914 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0145-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		19	COMMON BRK 70	
Exterior Wall		10	ABOVE AVG 30	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		14	CARPET 70	
Interior Floor		08	SHT VINYL 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2.5 100	
Frame		03	MASONRY 100	
Stories		1.5	1.5 100	
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	1,867	100	1,867	131,256
DCK	702	10	70	4,921
FCP	578	25	144	10,124
FGR	420	55	231	16,240
FOP	60	30	18	1,266
FUS	1,350	100	1,350	94,910
PTO	51	5	3	211
UDG	672	55	370	26,012
TOTALS	5,700		4,053	284,940

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,053	101.9040	96.81	392,371	1964	1980	0	0	27.38	72.62

1 SINGLE FAM - 100% - 2006

Heated Area: 3217

HX Base Yr 2006

PTO 1993

BAS 1993

FCP 1993

FGR 1993

FOP 1993

FUS 1993

DCK 1993

UDG 1993

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 2	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		284,940	
TOTAL MARKET OB/XF VALUE		6,497	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		566,437	
SOH/AGL Deduction		291,578	
ASSESSED VALUE		274,859	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		224,859	
TOTAL JUST VALUE		566,437	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100496	REMODEL	6,800	03/25/2010
6008	REPAIR/RRF	300	06/04/1990
4905	ADDITION	40,000	06/20/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1378/1715	1/04/2006	WD	U	I	21
SALE PRICE					
360,000					
GRANTOR: CAMPBELL JOHN F					
GRANTEE: ROWLAND WALLACE & M					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W13 N2 W7 S2 W37 S8 PTO=[YR=1993] W17 S3											
FCP=[YR=1993] S34 E17 FGR=[YR=1993] E20 FOP=[YR=1993] E10											
N6 W10 S6 \$ N21 W20 S21 \$ N34 W17 \$ E17 N3 \$ S16 E20 S15 E32											
N14 E5 N25 \$ PTR= E15 DCK=[YR=1993] E4 S14 E15 FUS=[YR=1993]											
N11 E30 S45 W30 N34 \$ S34 W19 N48 \$ W15 \$ PTR= N15											
UDG=[YR=1993] N24 W28 S24 E28 \$ S15 \$.											

EXTRA FEATURES							1914 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	0810	CONCRETE A	0	100	0	0	512.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,082	
2	0810	CONCRETE A	0	100	73	16	1,168.00	SF	6.50	6.50	100	1964	1964	3	20	1,518	
3	1242	WD DECK A	0	100	0	0	265.00	SF	15.00	15.00	100	1988	1988	3	20	795	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
5	0810	CONCRETE A	0	100	58	4	232.00	SF	6.50	6.50	100	1988	1988	3	54.5	822	
6	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	1964	1964	3	20	150	
7	0810	CONCRETE A	0	100	10	24	240.00	SF	6.50	6.50	100	1988	1988	3	54.5	850	
8	7080	SOUND SYS	0	100	0	0	1.00	UT	0.00	0.00	100	1988	1988	3	100	0	

LAND DESCRIPTION										TOTAL OB/XF														6,497						
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	100.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000													