

LOT 147
IN OR 1825/872
FOREST HILLS #3 PB 3/46

PUHR BARRY WALKER
1922 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0147-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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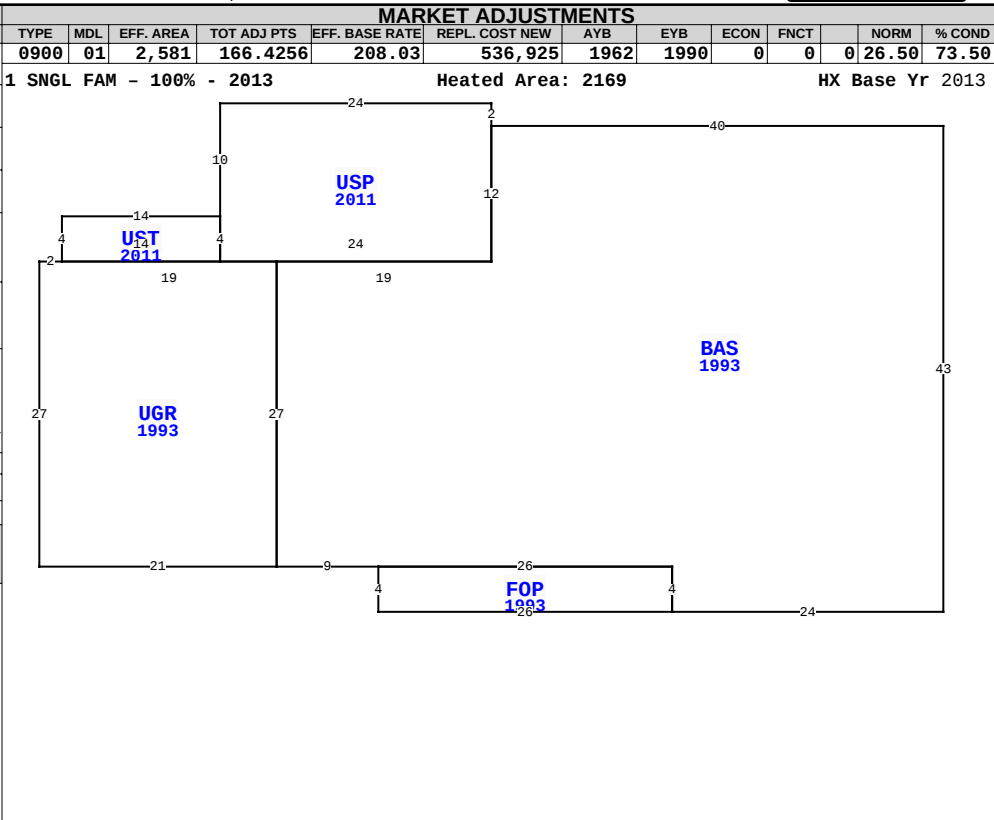
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100	2,169	331,644
FOP	104	30	31	4,740
UGR	567	45	255	38,990
USP	336	30	101	15,443
UST	56	45	25	3,823

TOTALS	3,232		2,581	394,640
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0 100	0	0	1,276.00	SF	6.50	6.50
3	0462	ST/AL FNC	0 100	20	0	80.00	SF	10.00	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

REVIEW DATE	05/12/2019	BY	KBA
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1922 HIGHLAND DR, FERNANDINA BEACH

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

TOTAL OB/XF										2,707		
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
6	R-1	100.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	2

Total Acres: 0.00	Total Land Value: 275,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			394,640
TOTAL MARKET OB/XF VALUE			2,707
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			672,347
SOH/AGL Deduction			414,381
ASSESSED VALUE			257,966
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			207,966
TOTAL JUST VALUE			672,347
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			605,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111179	H/AC	0	07/20/2011
20051224	REPAIR/RRF	8,000	02/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1825/0872	11/15/2012	WD	Q	I	02	285,000
GRANTOR: MANDISH PATRICIA A						
GRANTEE: PUHR BARRY WALKER						
1198/0243	12/29/2003	WD	Q	I		235,000
GRANTOR: JOHNSON WAYNE W & KEL						
GRANTEE: MANDISH PATRICIA A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 USP=[YR=2011] N2 W24 S10 UST=[YR=2011] W14 S4 UGR=[YR=1993] W2 S27 E21N27 W19\$ E14 N4\$ S4 E24 N12 \$ S12 W19 S27 E9 FOP=[YR=1993] S4 E26 N4W26\$ E26 S4 E24 N43\$.									