LOT 148
FOREST HILLS #3 PB 3/46

DEES JAMES JOSEPH & BREANNE J
1936 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0148-0000

BUILDING CHARACTERISTICS

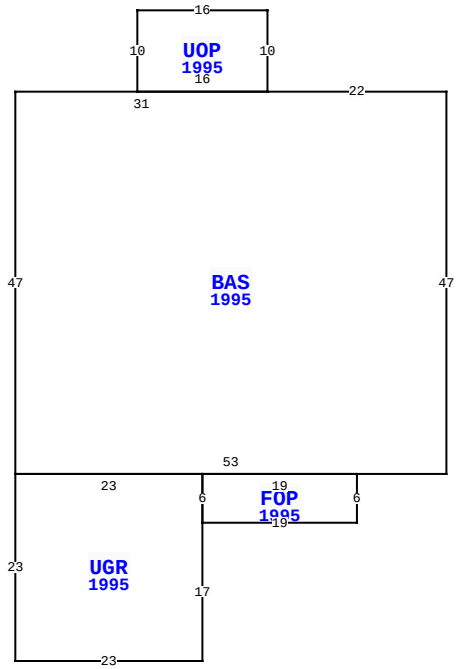
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,491	100	2,491	283,890
FOP	114	30	34	3,875
UGR	529	45	238	27,124
UOP	160	20	32	3,647
TOTALS	3,294		2,795	318,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,795	110.3520	137.94	385,542	1995	1995	0	0	0	17.38	82.62

1 SNGL FAM – 100% - 2022 Heated Area: 2491 HX Base Yr 2022



1936 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		318,535
TOTAL MARKET OB/XF VALUE		8,822
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		602,357
SOH/AGL Deduction		62,307
ASSESSED VALUE		540,050
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		490,050
TOTAL JUST VALUE		602,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0207	POOL		05/18/2023
8449	NEW CONSTR	87,300	07/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2506/0226	10/18/2021	WD	Q	I	01	565,000
GRANTOR: DUKE RUTH H READER RE						
GRANTEE: DEES JAMES JOSEPH &						
1851/1881	4/09/2013	WD	U	I	30	100
GRANTOR: READER RUTH HARRIS DU						
GRANTEE: READER RUTH HARRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W22 UOP=[YR=1995] N10W16S10 E16 $ W31 S47
UGR=[YR=1995] S23 E23 N17 FOP=[YR=1995] E19 N6 W19 S6 $ N6
W23 $ E53 N47 $.

EXTRA FEATURES

LN	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	1,939.00	SF	6.50	6.50	100	1995	1995	3	70	8,822	

LAND DESCRIPTION

TOTAL OB/XF 8,822

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/21/2024 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS