



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	1,976	100	1,976	235,157
FEP	120	80	96	11,425
FGR	460	55	253	30,109
UOP	210	20	42	4,998
TOTALS	2,766		2,367	281,688

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0850	PEBBLE WLK	0	100	46	3	138.00	SF	3.50	3.50	
3	0810	CONCRETE A	0	100	0	0	1,666.00	SF	6.50	6.50	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,367	116.8160	146.02	345,629	1986	1986	0	0	18.50	81.50
1 SNGL FAM - 100% - 2023 Heated Area: 1976 HX Base Yr 2023											
2004 HIGHLAND DR, FERNANDINA BEACH											

TOTAL OB/XF 7,799											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0850	PEBBLE WLK	0	100	46	3	138.00	SF	3.50	3.50	
3	0810	CONCRETE A	0	100	0	0	1,666.00	SF	6.50	6.50	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

TOTAL OB/XF 7,799											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0850	PEBBLE WLK	0	100	46	3	138.00	SF	3.50	3.50	
3	0810	CONCRETE A	0	100	0	0	1,666.00	SF	6.50	6.50	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 2					Tax Dist:							
BUILDING MARKET VALUE										281,688		
TOTAL MARKET OB/XF VALUE										7,799		
TOTAL LAND VALUE - MARKET										275,000		
TOTAL MARKET VALUE										564,487		
SOH/AGL Deduction										47,047		
ASSESSED VALUE										517,440		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										467,440		
TOTAL JUST VALUE										564,487		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										502,369		