

LOT 152  
IN OR 1105/1199  
FOREST HILLS 3 PB 3/46

MOCK WILLIAM J LIVING TRUST/MOCK WILLIAM J TRUSTEE  
2008 HIGHLAND DR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0152-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 14 | WD SHINGLE 80  |
| Exterior Wall            | 21 | STONE 20       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 90    |
| Interior Floor           | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| 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 |
|---------|--|----------|----|

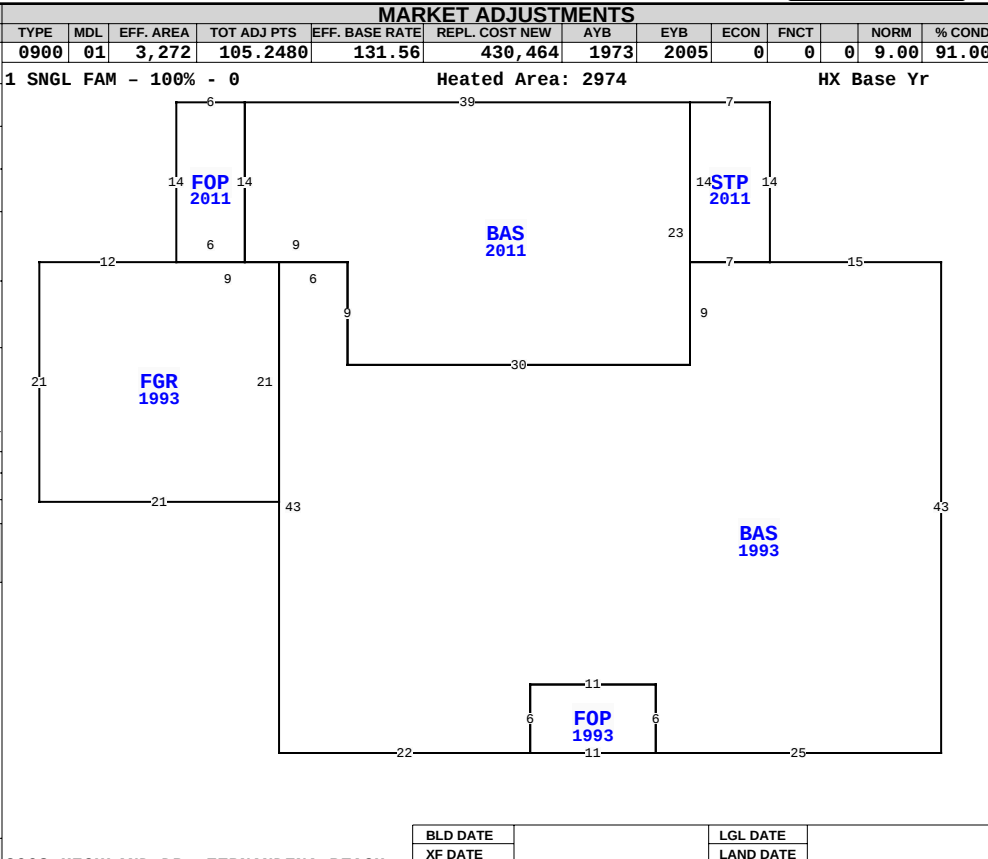
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,158            | 100         | 2,158        | 258,354              |
| BAS       | 816              | 100         | 816          | 97,691               |
| FGR       | 441              | 55          | 243          | 29,092               |
| FOP       | 66               | 30          | 20           | 2,394                |
| FOP       | 84               | 30          | 25           | 2,993                |
| STP       | 98               | 10          | 10           | 1,198                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,663 |  | 3,272 | 391,722 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|---|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1973    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,540.00 | SF | 7.00     | 7.00           | 100       | 2011    |
| 3              | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 264.00   | SF | 85.00    | 85.00          | 100       | 2021    |
| 4              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,176.00 | SF | 12.50    | 12.50          | 100       | 2021    |
| 5              | 0855       | CONC PAVER  | 0 100   | 45 | 3 | 135.00   | SF | 7.00     | 7.00           | 100       | 2011    |
| 6              | 0830       | FLAGSTONE   | 0 100   | 35 | 3 | 105.00   | SF | 12.00    | 12.00          | 100       | 2011    |
| 7              | 0830       | FLAGSTONE   | 0 100   | 0  | 0 | 588.00   | SF | 12.00    | 12.00          | 100       | 2011    |
| 8              | 0871       | POOL HTR R  | 0 100   | 0  | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2021    |
| 9              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 252.00   | LF | 32.00    | 32.00          | 100       | 2021    |

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



| TOTAL OB/XF |            |             |         |    |   |          |    |          |                |           |         |
|-------------|------------|-------------|---------|----|---|----------|----|----------|----------------|-----------|---------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1973    |
| 2           | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,540.00 | SF | 7.00     | 7.00           | 100       | 2011    |
| 3           | 0861       | POOL GUNIT  | 0 100   | 0  | 0 | 264.00   | SF | 85.00    | 85.00          | 100       | 2021    |
| 4           | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 1,176.00 | SF | 12.50    | 12.50          | 100       | 2021    |
| 5           | 0855       | CONC PAVER  | 0 100   | 45 | 3 | 135.00   | SF | 7.00     | 7.00           | 100       | 2011    |
| 6           | 0830       | FLAGSTONE   | 0 100   | 35 | 3 | 105.00   | SF | 12.00    | 12.00          | 100       | 2011    |
| 7           | 0830       | FLAGSTONE   | 0 100   | 0  | 0 | 588.00   | SF | 12.00    | 12.00          | 100       | 2011    |
| 8           | 0871       | POOL HTR R  | 0 100   | 0  | 0 | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2021    |
| 9           | 0476       | VF 6 SBPL   | 0 100   | 0  | 0 | 252.00   | LF | 32.00    | 32.00          | 100       | 2021    |

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

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 391,722   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 65,192    |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 275,000   |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 731,914   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 483,164   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 248,750   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 198,750   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 731,914   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 665,618   |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20210995   | SWIM POOL   | 0      | 03/03/2021 |
| 20120012   | REPAIR/RRF  | 1,250  | 01/06/2012 |
| 20110572   | GAS         | 750    | 04/15/2011 |
| 20110406   | NEW CONSTR  | 900    | 03/22/2011 |
| 20110310   | H/AC        | 12,000 | 03/04/2011 |
| 20110286   | REMODEL     | 400    | 03/02/2011 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1105/1199                     | 1/06/2003 | WD           | U      | I      | 01        | 100           |  |
| GRANTOR:MOCK WILLIAM J & MARC |           |              |        |        |           |               |  |
| GRANTEE:MOCK WILLIAM J TRUS   |           |              |        |        |           |               |  |
| 0112/0230                     | 1/01/1971 | TA           | Q      | V      |           | 3,800         |  |
| GRANTOR:                      |           |              |        |        |           |               |  |
| GRANTEE:                      |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W15 STP=[YR=2011] N14W7 BAS=[YR=2011] W39<br>FOP=[YR=2011] W6S14 FGR=[YR=1993] W12S21E21N21W9\$ E6N14\$<br>S14E9S9E30N23\$ S14E7\$ W7S9W30 N9W6 S43E22 FOP=[YR=1993]<br>E11N6W11S6 \$ N6E11S6E25N43\$. |  |  |  |  |  |  |  |  |  |  |  |