



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	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	1,772	100	1,772	216,507
FGR	520	55	286	34,944
FOP	20	30	6	733
FSP	380	40	152	18,572

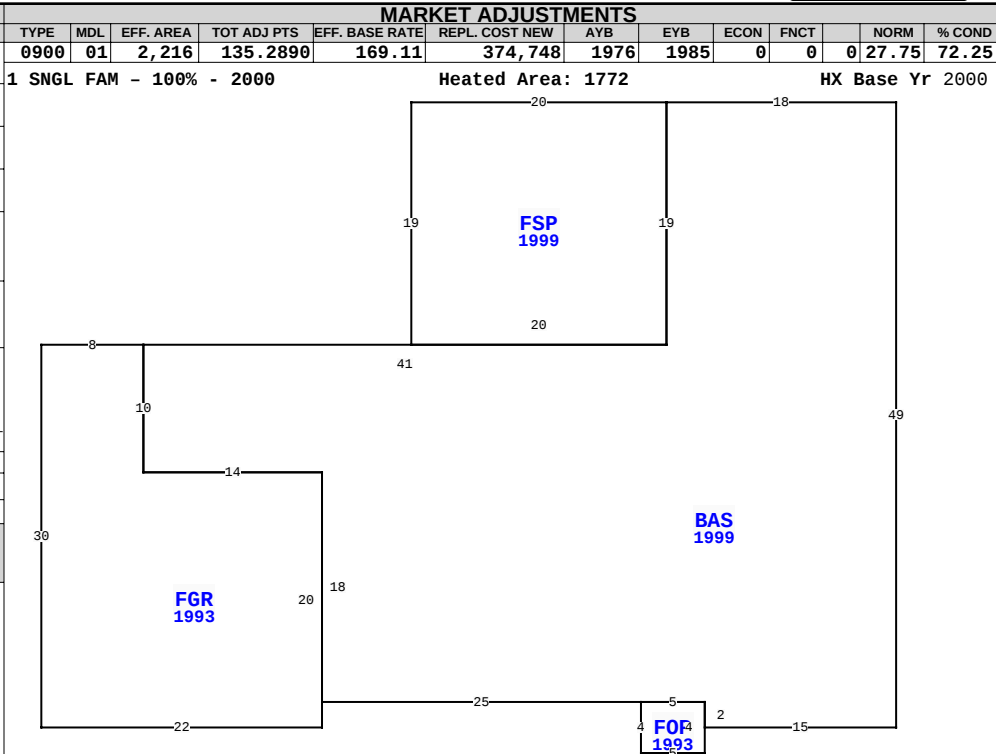
TOTALS	2,692	2,216	270,755
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1976	1976	3	38	760	
2	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	1976	1976	3	27	316	
3	0810	CONCRETE A	0	100	68	18	1,224.00	SF	6.50	6.50	100	1976	1976	3	27	2,148	
4	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2000	2000	3	20	24	
5	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1999	1999	3	27	4,536	
6	0825	BRICK	0	100	7	5	35.00	SF	12.50	12.50	100	1996	1996	3	91	398	
7	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1999	1999	3	77	521	

LAND DESCRIPTION

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							



2020 HIGHLAND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF 8,703

NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										270,755	
TOTAL MARKET OB/XF VALUE										8,703	
TOTAL LAND VALUE - MARKET										275,000	
TOTAL MARKET VALUE										554,458	
SOH/AGL Deduction										329,049	
ASSESSED VALUE										225,409	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										175,409	
TOTAL JUST VALUE										554,458	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										492,921	
PERMIT NUM										ISSUED	
DESCRIPTION										AMT	
991209										1,000	
ELEC OTHER										09/03/1999	
991117										500	
OTHER										08/24/1999	
991091										0	
XFOB										08/19/1999	
8322										5,000	
REPAIR/RRF										05/16/1994	
SALES DATA											
OFF RECORD Number										DATE	
2266/0397										4/03/2019	
TYPE INST										Q U	
V I										I I	
RSN CD										11	
SALE PRICE										100	
GRANTOR: STOFFA KENNETH W											
GRANTEE: STOFFA KENNETH W &											
0876/1254										3/30/1999	
WD Q I										165,000	
GRANTOR: DENNIS RALPH J & RHON											
GRANTEE: STOFFA VICTORIA A &											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1999]										W18 FSP=[YR=1999]	
FGR=[YR=1993]										W20 S19 E20 N19 \$ S19 W41	
FOP=[YR=1993]										W8 S30 E22 N20 W14 N10 \$ S10 E14 S18 E25	
										S4 E5 N4 W5 \$ E5 S2 E15 N49 \$.	