

LOT 158 & N 20 FT OF 157
IN OR 320 PG 572
FOREST HILLS 3 PB 3/46

STEGER S MCWHIR V & JOY J
2030 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0158-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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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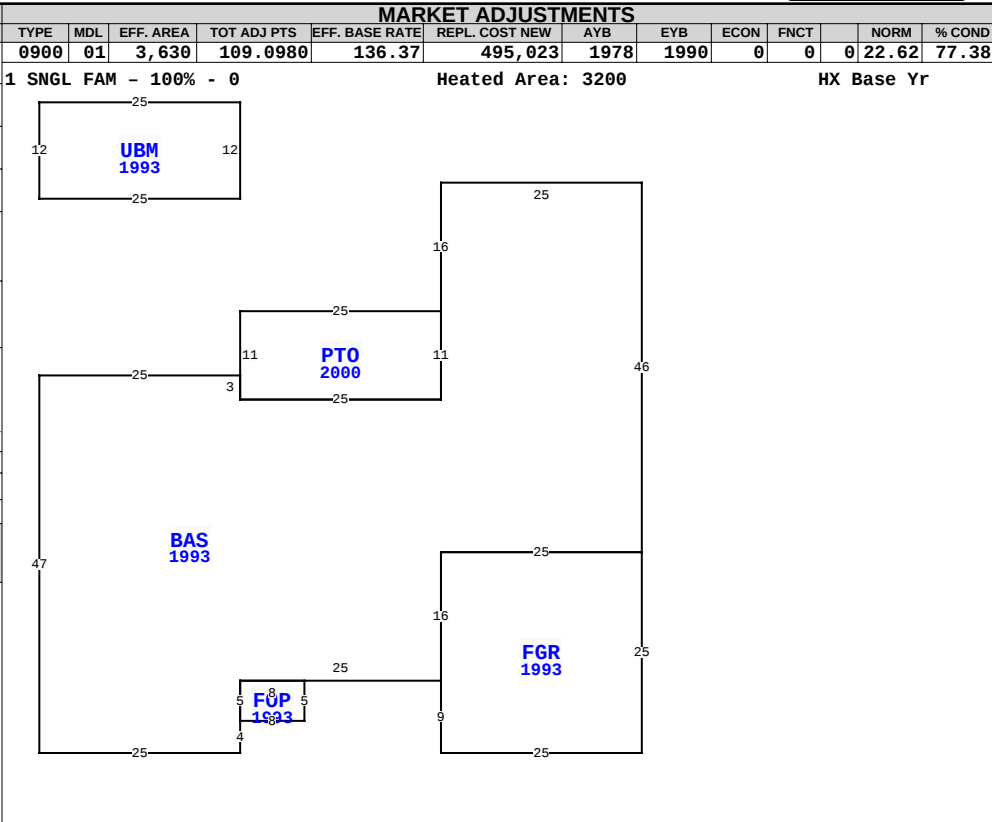
NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	3,200	337,674
FGR	625	55	344	36,300
FOP	40	30	12	1,266
PTO	275	5	14	1,477
UBM	300	20	60	6,331

TOTALS	4,440		3,630	383,049
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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	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	20	11	220.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	1,370.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	
6	0462	ST/AL FNC	0	100	190	4	760.00	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	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-1	120.00	150.00	1.00	LT	



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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
2030	HIGHLAND DR,	FERNANDINA BEACH			

TOTAL OB/XF											
9,123											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		383,049	
TOTAL MARKET OB/XF VALUE		9,123	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		667,172	
SOH/AGL Deduction		413,530	
ASSESSED VALUE		253,642	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		203,642	
TOTAL JUST VALUE		667,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		601,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110690	H20 HEATER REPLAC	800	05/05/2011
20090782	REROOF W/30YR SHN	12,000	06/19/2009
7566	REMODEL	10,000	03/09/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0320/0572	8/01/1980	WD	Q	I	
GRANTOR:					
GRANTEE:					
0143/0096	1/01/1973	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993]	W25 S16	PTO=[YR=2000]	W25 S11	E25 N11	\$ S11
W25 N3	W25 S47	E25 N4	FOP=[YR=1993]	E8 N5	W8 S5 \$ N5 E25
FGR=[YR=1993]	S9	E25 N25	W25 S16	\$ N16	E25 N46 \$ PTR= W50N10
UBM=[YR=1993]	W25 S12	E25 N12	\$S10E50	\$	.