LOT 159
IN OR 726/425 & OR 1365/328
FOREST HILLS 3 PB 3/46

MANTELL GARY CHRISTOPHER
2036 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128C-0159-0000

BUILDING CHARACTERISTICS

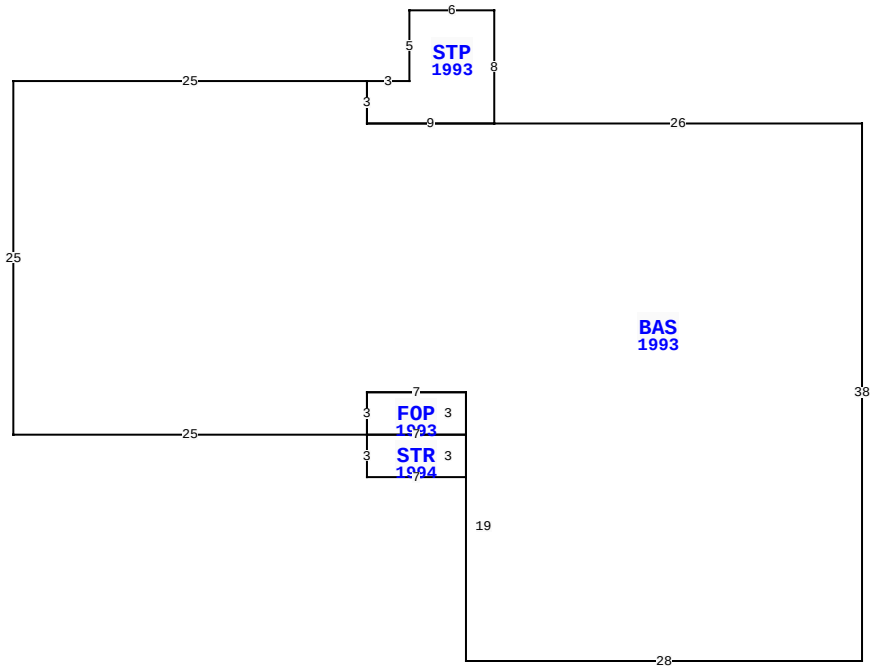
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	1,822	210,400
FOP	21	30	6	693
STP	57	10	6	693
STR	21	10	2	231
TOTALS	1,921		1,836	212,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,836	134.8600	168.58	309,513	1973	1980	0	0	0	31.50	68.50

1 SNGL FAM – 100% - 2014 Heated Area: 1822 HX Base Yr 2014



2036 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		212,016
TOTAL MARKET OB/XF VALUE		8,908
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		495,924
SOH/AGL Deduction		348,381
ASSESSED VALUE		147,543
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		47,543
TOTAL JUST VALUE		495,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6003	SWIM POOL	6,726	05/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/0328	11/07/2005	QC	U	I	06	100
GRANTOR: HANDSCOMB JANE						
GRANTEE: MANTELL GARY C						
0726/0425	3/22/1995	WD	U	I	06	30,000
GRANTOR: MANTELL JENNY						
GRANTEE: MANTELL GARY CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 STP=[YR=1993] N8 W6 S5 W3 S3 E9 $ W9 N3 W25 S25 E25 STR=[YR=1994] S3E7N3 FOP=[YR=1993] N3 W7 S3E7$ W7$ N3 E7 S19 E28 N38 $.

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	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	32.5	101	
2	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	1990	1990	3	20	6,664	
3	0845	KOOL DECK	0	100	0	0	276.00	SF	7.25	7.25	100	1990	1990	3	59.5	1,191	
4	1242	WD DECK A	0	100	10	26	260.00	SF	10.00	10.00	100	1994	1994	3	20	520	
5	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	2005	2005	3	24	432	

LAND DESCRIPTION

TOTAL OB/XF 8,908

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	123.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS