LOT 38
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

CHICHESTER SHIRLEY A & WARREN F
2113 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1440-0038-0000

BUILDING CHARACTERISTICS

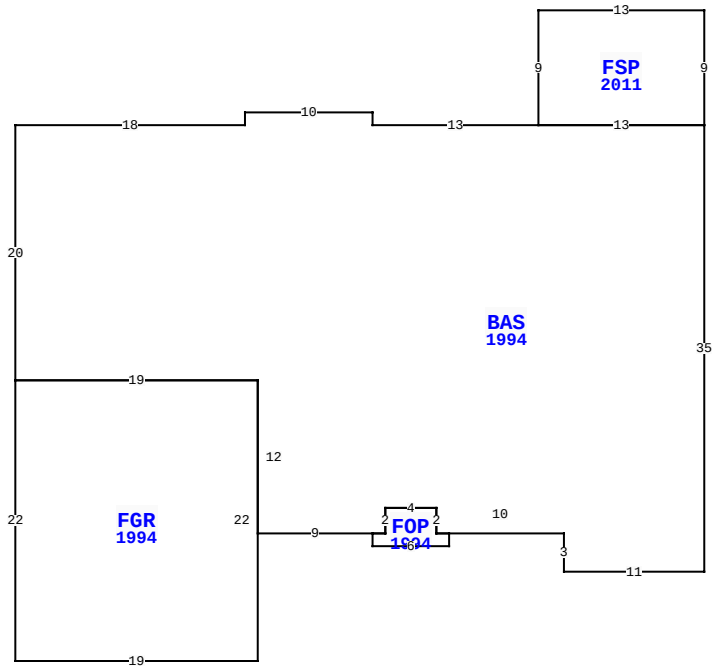
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,535	100	1,535	183,477
FGR	418	55	230	27,492
FOP	14	30	4	478
FSP	117	40	47	5,618
TOTALS	2,084		1,816	217,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	132.4400	125.82	228,489	1994	2013	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1535 HX Base Yr 2023



2113 HIGHLAND ST, 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		217,065
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		496,307
SOH/AGL Deduction		405,633
ASSESSED VALUE		90,674
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,674
TOTAL JUST VALUE		496,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110601	XFOB	5,000	04/21/2011
20101242	REPAIR/RRF	0	07/29/2010
20101243	REPAIR/RRF	2,000	07/29/2010
20101164	REMODEL	10,000	07/16/2010
20081570	REPAIR/RRF	1,600	10/13/2008
20081414	XFOB	1,200	09/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2593/0693	9/29/2022	WD	Q	I	01	619,000
GRANTOR: GRAHAM MICHAEL P						
GRANTEE: CHICHESTER SHIRLEY						
2312/1032	10/15/2019	WD	Q	I	01	365,000
GRANTOR: SHEFFIELD SUSAN						
GRANTEE: GRAHAM MICHAEL P &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W13S9 BAS=[YR=1994] W13 N1 W10 S1 W18 S20
FGR=[YR=1994] S22 E19 N22 W19 $ E19 S12 E9 FOP=[YR=1994] S1
E6 N1 W1 N2 W4 S2 W1 $ E1 N2 E4 S2 E10 S3 E11 N35W13$ E13N9$.

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	38	16	608.00	SF	6.50	6.50	100	1994	1994	3	68	2,687	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	1994	1994	3	68	385	
3	0855	CONC PAVER	0	100	13	8	104.00	SF	7.00	7.00	100	2011	2011	3	92	670	
4	1242	WD DECK A	0	100	0	0	250.00	SF	10.00	10.00	100	2000	2000	3	20	500	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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	100.00	128.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 02/10/2020 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS