LOT W 72 FT OF E 215 FT OF
S 1361/2 FT OF N1/2 OF OUT
LOT 2 IN OR 497 PG 194

LEWIS CATHERINE LYNN &/GREEN NOAH RALPH
1502 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0002-0040

BUILDING CHARACTERISTICS

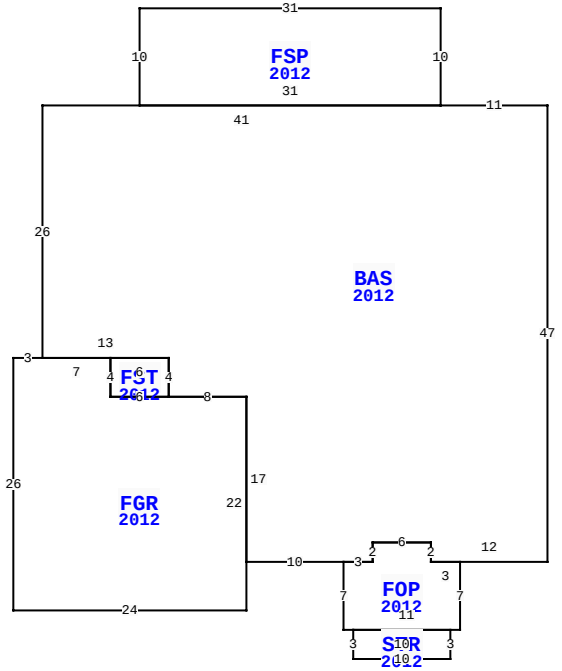
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	2,023	100	2,023	205,275
FGR	568	55	312	31,659
FOP	96	30	29	2,942
FSP	310	40	124	12,583
FST	24	55	13	1,319
STR	30	10	3	304
TOTALS	3,051		2,504	254,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	112.6080	106.98	267,878	2012	2012	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 0 Heated Area: 2023 HX Base Yr



1502 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		254,082
TOTAL MARKET OB/XF VALUE		10,112
TOTAL LAND VALUE - MARKET		202,500
TOTAL MARKET VALUE		466,694
SOH/AGL Deduction		333,094
ASSESSED VALUE		133,600
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,600
TOTAL JUST VALUE		466,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130023	192SF SHED	2,500	01/04/2013
20122504	WALL UNDER SCREEN	900	12/11/2012
20122205	ROW DRIVEWAY	0	10/26/2012
20120726	NEW CONSTR	150,000	04/19/2012
20120340	DEMOLITION	11,135	03/01/2012
20032670	GARAGE & ENTRY DO	2,000	03/11/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0497/0194	9/01/1986	WD	U	I		73,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W11 FSP=[YR=2012] N10 W31 S10 E31 $ W41 S26 FGR=[YR=2012] W3 S26 E24 N22 W8 FST=[YR=2012] N4 W6 S4 E6 $ W6 N4 W7 $ E13 S4 E8 S17 E10 FOP=[YR=2012] S7 E1 STR=[YR=2012] S3 E10 N3 W10 $ E11 N7 W3 N2 W6 S2 W3 $ E3 N2 E6 S2 E12 N47 $.

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	20	21	420.00	SF	6.50	6.50	100	1956	1956	3	20	546	
2	0810	CONCRETE A	0	100	24	26	624.00	SF	6.50	6.50	100	1985	1985	3	47	1,906	
3	1130	REINFR 6	0	100	74	4	296.00	SF	5.75	5.75	100	1985	1985	3	81	1,379	
4	0810	CONCRETE A	0	100	43	3	129.00	SF	6.50	6.50	100	2012	2012	3	93	780	
5	0810	CONCRETE A	0	100	0	18	910.00	SF	6.50	6.50	100	2012	2012	3	93	5,501	

LAND DESCRIPTION

TOTAL OB/XF 10,112

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	72.00	137.00	1.00	LT		1.00	1.00	0.90	225,000.00	202,500.00	202,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 08/06/2024 BY SYS