

W 72 FT OF E 215 FT OF N
136.5 FT OF S1/2 OF LOT 3
IN OR 1982/1618

DRUMM PETER J & MARJORIE A
1503 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0003-0070



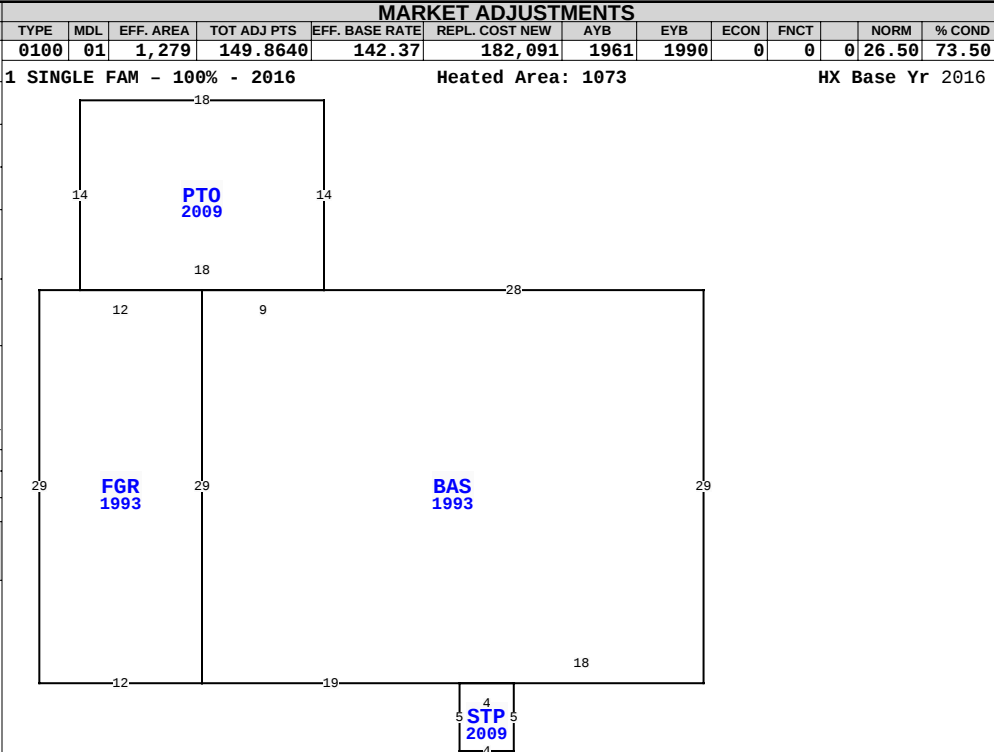
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms		1.5 100
Frame	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
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100	1,073	112,281
FGR	348	55	191	19,987
PTO	252	5	13	1,360
STP	20	10	2	209

TOTALS	1,693		1,279	133,837
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	1,052.00	SF	6.50	6.50



1503 HIGHLAND ST, FERNANDINA BEACH

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

TOTAL OB/XF 6,633

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
1	000100	C	SFR	100	0006	R-1	72.00	137.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				133,837	
TOTAL MARKET OB/XF VALUE				6,633	
TOTAL LAND VALUE - MARKET				225,000	
TOTAL MARKET VALUE				365,470	
SOH/AGL Deduction				224,503	
ASSESSED VALUE				140,967	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				90,967	
TOTAL JUST VALUE				365,470	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				359,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172423	REMODEL	26,000	08/08/2017
20122176	RE-ROOF	5,000	10/22/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1982/1618	5/28/2015	WD Q	I	I	01
					SALE PRICE
					162,500
GRANTOR: MCCLAIN JANICE ET AL					
GRANTEE: DRUMM PETER J & MAR					
1603/1609	2/02/2009	WD U	I	I	30
GRANTOR: TINER GERALDINE S					
GRANTEE: TINER GERALDINE S E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W28 PTO=[YR=2009] N14W18S14 E18\$W9									
FGR=[YR=1993] W12 S29 E12 N29 \$ S29 E19 STP=[YR=2009]									
S5E4N5W4\$ E18 N29\$.									