BLK 215 W 50 FT OF TRACT C OF
LOT 5 & W 50 FT OF S 14 FT OF
TRACT D OF LOT 5 IN

HIGDON MARTHA E/HIGDON EVA MAE ET AL
1102 FIR ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0215-05C2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

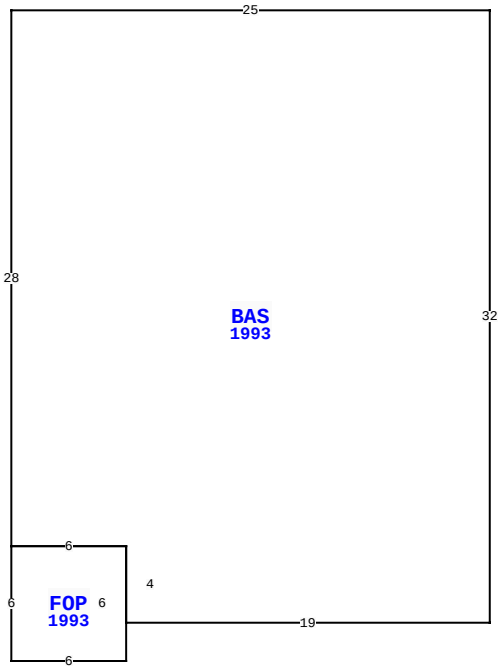
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	776	100	776	64,329
FOP	36	30	11	912
TOTALS	812		787	65,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	787	104.5000	99.28	78,133	1989	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 21% - 2018 Heated Area: 776 HX Base Yr 2018



1102 FIR ST, FERNANDINA BEACH

BLD DATE	04/07/2014	KK	LGL DATE
XF DATE			LAND DATE 03/18/2024 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		65,241
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		175,241
SOH/AGL Deduction		67,960
ASSESSED VALUE		107,281
TOTAL EXEMPTION VALUE	HA HAB	10,537
BASE TAXABLE VALUE		96,744
TOTAL JUST VALUE		175,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051691	ELEC OTHER	1,000	04/28/2005
5227	NEW CONSTR	30,000	02/16/1989
5190	DEMOLITION	0	01/23/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0766/1849	7/30/1996	WD	U	I	11	100
GRANTOR: JAMISON GERALDINE HID						
GRANTEE: JAMISON GERALDINE H						
0641/1244	11/22/1991	WD	U	I	07	100
GRANTOR: JAMISON GERALDINE H						
GRANTEE: JAMISON G ET AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S28 FOP=[YR=1993] S6 E6 N6 W6 $ E6 S4 E19 N32 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	21	0006	R-2	50.00	114.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							

REVIEW DATE 05/24/2019 BY DJA Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/06/2024 BY SYS