LOT 14
IN OR 1386/104
ALTA VISTA SEC 2 PB 2/44

DEGARIS KARL R & LAURI A
2110 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-100B-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

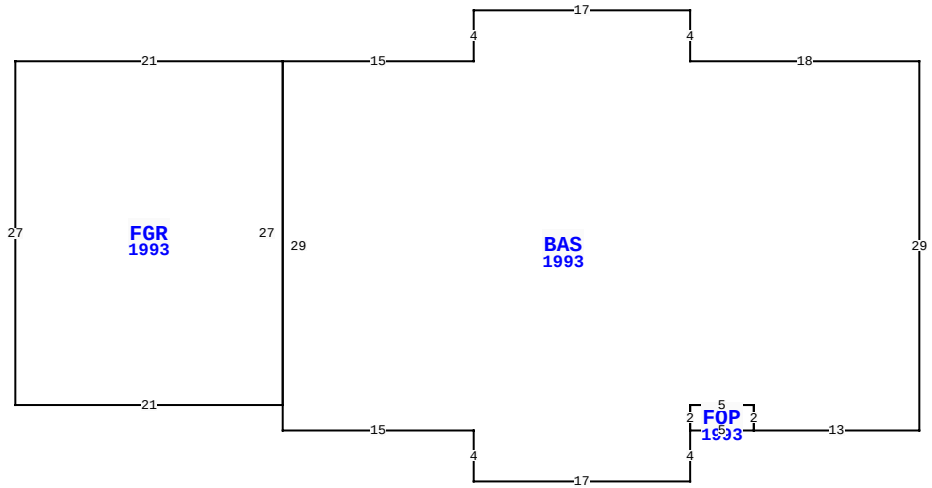
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,576	100	1993	1,576	188,861
FGR	567	55	1993	312	37,389
FOP	10	30	1993	3	360
TOTALS	2,153			1,891	226,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,891	128.7720	169.98	321,432	1980	1985	0	0	0	29.50	70.50

1 SNGL FAM – 100% - 2007 Heated Area: 1576 HX Base Yr 2007



2110 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,610
TOTAL MARKET OB/XF VALUE		8,062
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		534,672
SOH/AGL Deduction		364,157
ASSESSED VALUE		170,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,793
TOTAL JUST VALUE		534,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210722	REPAIR/RRF	0	09/01/2021
8196	REPAIR/RRF	1,100	03/14/1994
5709	XFOB	1,500	12/06/1989
5051	REMODEL	4,000	10/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/0104	2/01/2006	WD	Q	I		324,000
GRANTOR: HENDRIX BENNY & MELBA						
GRANTEE: DEGARIS KARL R & LA						
0574/0488	7/13/1989	WD	U	I	10	47,100
GRANTOR: HOLLAND ARNOLD & D J						
GRANTEE: HENDRIX BENNY & M J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N4 W17 S4 W15 FGR=[YR=1993] W21S27 E21N27$ S29 E15 S4 E17 N4 FOP=[YR=1993] E5 N2 W5S2$ N2 E5 S2 E13 N29$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	1984	1984	3	20	749	
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1988	1988	3	20	1,440	
4	0810	CONCRETE A	0	100	29	10	290.00	SF	6.50	6.50	100	1988	1988	3	52	980	
5	0350	CARPORT WD	0	100	24	10	240.00	SF	8.58	8.58	100	1992	1992	3	20	412	
6	0812	CONCRETE C	0	100	0	0	1,782.00	SF	4.00	4.00	100	1980	1980	3	30	2,138	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2006	2006	3	24	691	
8	0350	CARPORT WD	0	100	12	3	36.00	SF	13.00	13.00	100	2006	2006	3	24	112	

LAND DESCRIPTION

TOTAL OB/XF 8,062

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	RES	100	0006	R-1	130.00	157.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 11/30/2021 BY RKA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS