ALL OF LOT OF LOT 18
OR 474/538 & 501/177 & 568/543
ALTA VISTA #2 PB 2/44

BURK JACK L & JULIA O
2128 HIGHLAND STREET
FERNANDINA BEACH, FL 32034-2532

2025

00-00-31-100B-0018-0010

BUILDING CHARACTERISTICS

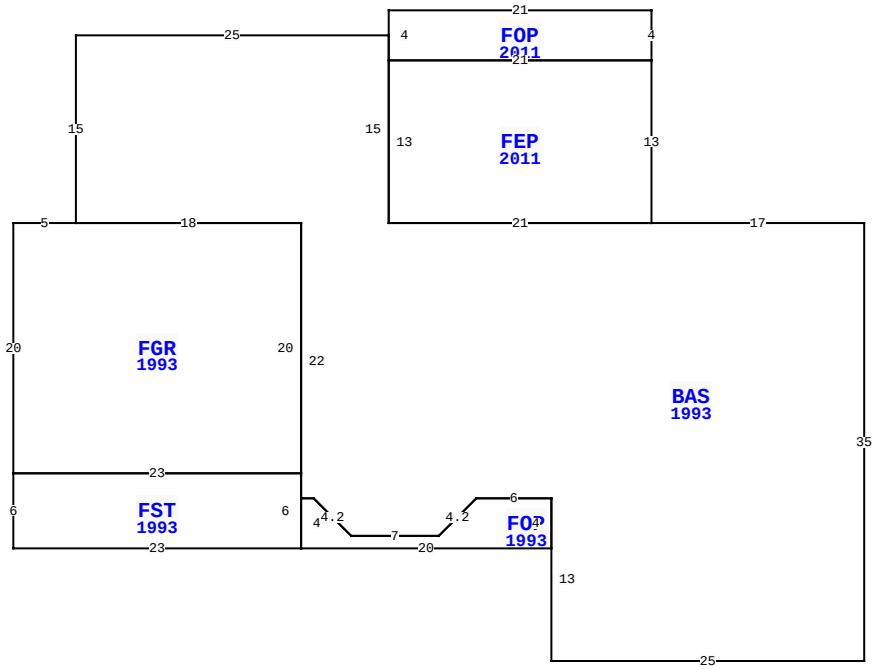
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,720	100	1993	1,720	212,360
FEP	273	80	2011	218	26,915
FGR	460	55	1993	253	31,236
FOP	50	30	1993	15	1,852
FOP	84	30	2011	25	3,087
FST	138	55	1993	76	9,383
TOTALS	2,725			2,307	284,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,307	123.4800	162.99	376,018	1973	1995	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 1986 Heated Area: 1720 HX Base Yr 1986



2128 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		284,834
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		587,909
SOH/AGL Deduction		422,864
ASSESSED VALUE		165,045
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,323
TOTAL JUST VALUE		587,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091766	REMODEL	800	12/29/2009
20091590	ADDITION	44,200	11/13/2009
20080255	OTHER	650	02/21/2008
20010103	GARAGE	5,000	01/26/2001
9593	REMODEL	12,500	02/12/1996
6516	REPAIR/RRF	2,500	05/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0568/0543	4/24/1989	WD	Q	V	06	2,600
GRANTOR: PETERSON PEARL						
GRANTEE: BURK JACK L						
0501/0177	10/01/1986	WD	U	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17FEP=[YR=2011] N13 FOP=[YR=2011] N4W21S4E21$ W21S13E21$ W21N15W25S15 FGR=[YR=1993] W5S20 FST=[YR=1993] S6 E23 FOP=[YR=1993] E20N4W6 D3 L3 W7 L3 U3 W1S4$ N6W23$ E23 N20W18$ E18S22E1 D3 R3 E7 R3 U3 E6S13E25N35$.

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	0	0	525.00	SF	6.50	6.50	100	1973	1973	3	23	785	
2	0825	BRICK	0	100	0	0	50.00	SF	12.50	12.50	100	1998	1998	3	92	575	
3	0940	SHEDS/PORT	0	100	12	16	192.00	SF	36.00	36.00	100	2001	2001	3	20	1,382	
4	0350	CARPORT WD	0	100	8	16	128.00	SF	13.00	13.00	100	2001	2001	3	20	333	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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	100.00	157.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS