BLOCK F LOT E1/2 OF LOT 1
ATLANTIC HIGHLANDS SUB
DB 39/297

PARKINSON PAUL D
2028 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1060-000F-0011

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

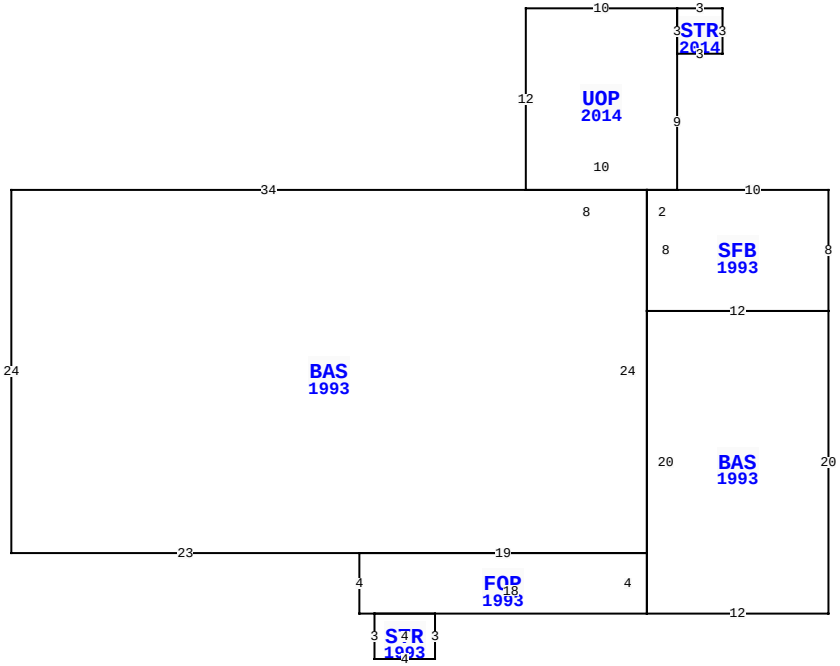
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	240	100	1993	240	21,505
BAS	1,008	100	1993	1,008	90,318
FOP	76	30	1993	23	2,061
SFB	96	80	1993	77	6,899
STR	12	10	1993	1	89
STR	9	10	2014	1	89
UOP	120	20	2014	24	2,150
TOTALS	1,561			1,374	123,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,374	109.2728	109.27	150,137	1965	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1325 HX Base Yr 2021



2028 HIGHLAND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		123,112
TOTAL MARKET OB/XF VALUE		2,330
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		350,442
SOH/AGL Deduction		107,517
ASSESSED VALUE		242,925
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,203
TOTAL JUST VALUE		350,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140028	EXTPRCH	2,100	01/07/2014
20120378	REPAIR/REPLACE WI	4,000	03/07/2012
20120379	REPLACE DUCTWORK	1,200	03/07/2012
20100607	INSTALL UG SERVIC	1,800	04/15/2010
20041174	REPLACE VINYL SID	2,000	06/25/2004
2002507	REROOF	900	03/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/0347	4/03/2020	WD	Q	I	01	323,000
GRANTOR: MIRANDA ALBERT J & KA						
GRANTEE: PARKINSON PAUL D						
2090/1232	12/22/2016	WD	Q	I	01	190,000
GRANTOR: MAGAR SHARAD S & GINA						
GRANTEE: MIRANDA ALBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1993] W10 UOP=[YR=2014] N9 STR=[YR=2014] E3 N3 W3 S3$ N3 W10 S12 BAS=[YR=1993] W34 S24 E23 FOP=[YR=1993] S4 E1STR=[YR=1993] S3 E4N3W4 $ E18 BAS=[YR=1993] E12N20 W12 S20 $ N4 W19 $ E19 N24 W8$ E10$ W2 S8 E12 N8 $.

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	795.00	SF	6.50	6.50	100	1980	1980	3	30	1,550	
2	0940	SHEDS/PORT	0	100	13	10	130.00	SF	30.00	30.00	100	2000	2000	3	20	780	

LAND DESCRIPTION

TOTAL OB/XF 2,330

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	67.00	138.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS