

LOT 50
IN OR 1848/845
FOREST HILLS #4 PB 2/76

WITWER STEVEN ERNEST & ANDREA
1865 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128A-0050-0000



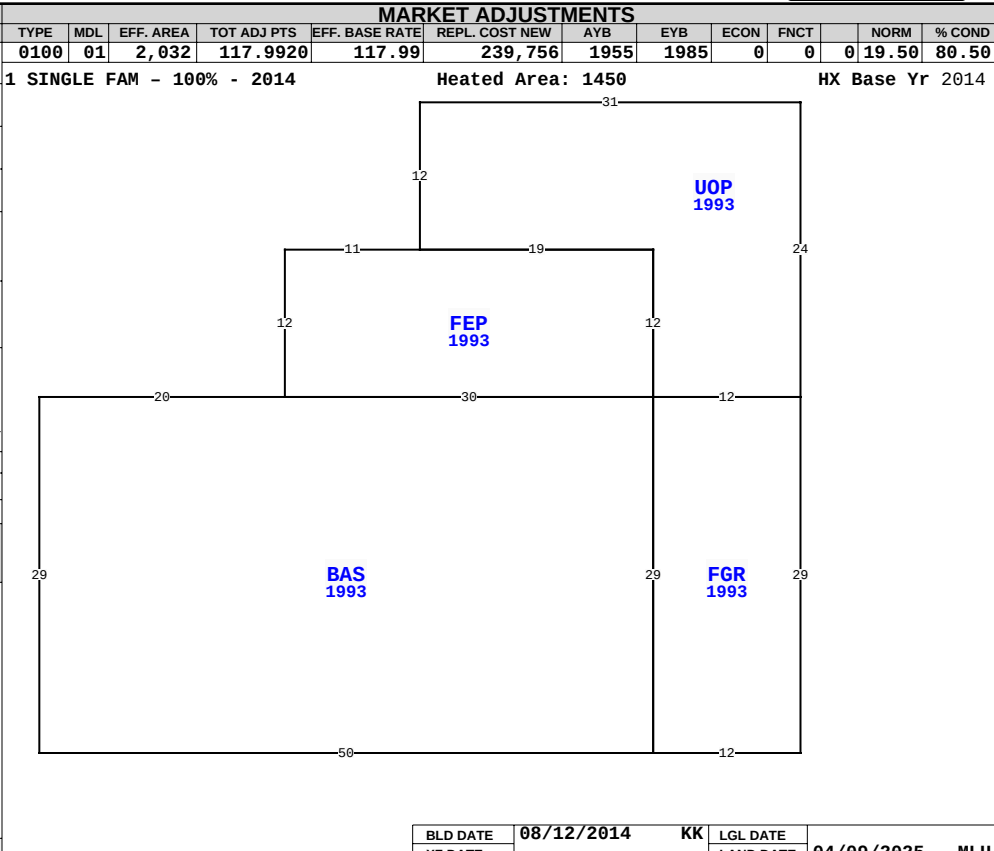
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		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	1,450	100	1993	1,450	137,724
FEP	360	80	1993	288	27,355
FGR	348	55	1993	191	18,141
UOP	516	20	1993	103	9,783
TOTALS	2,674			2,032	193,004

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00
3	0812	CONCRETE C	0	100	0	0	1,173.00	SF	4.00
4	0810	CONCRETE A	0	100	28	4	112.00	SF	6.50
5	0476	VF 6 SBPL	0	100	0	0	130.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	132.00	190.00	1.00



1865 HIGHLAND DR, FERNANDINA BEACH	BLD DATE 08/12/2014	KK	LGL DATE	
	XF DATE		LAND DATE	04/09/2025
	INC DATE		AG DATE	MLU

TOTAL OB/XF									
15,775									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					208,894				
TOTAL MARKET OB/XF VALUE					15,775				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					524,669				
SOH/AGL Deduction					304,819				
ASSESSED VALUE					219,850				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					169,128				
TOTAL JUST VALUE					524,669				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					490,658				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152715	160LFVIN	0	11/19/2015
20150911	26X24	29,000	04/28/2015
20131188	INSTDUCT	2,000	05/28/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1848/0845	4/02/2013	WD	Q	I	02	161,500	
GRANTOR: FRASER CAROLYN B							
GRANTEE: WITWER STEVEN ERNES							
1177/1482	10/03/2003	WD	Q	I		219,000	
GRANTOR: MACKLE DOUGLAS F & JO							
GRANTEE: FRASER CAROLYN B							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=1993] W31 S12 FEP=[YR=1993] W11 S12 BAS=[YR=1993] W20 S29 E50 FGR=[YR=1993] E12 N29 W12 S29\$ N29 W30\$ E30 N12 W19\$ E19 S12 E12 N24\$.									

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