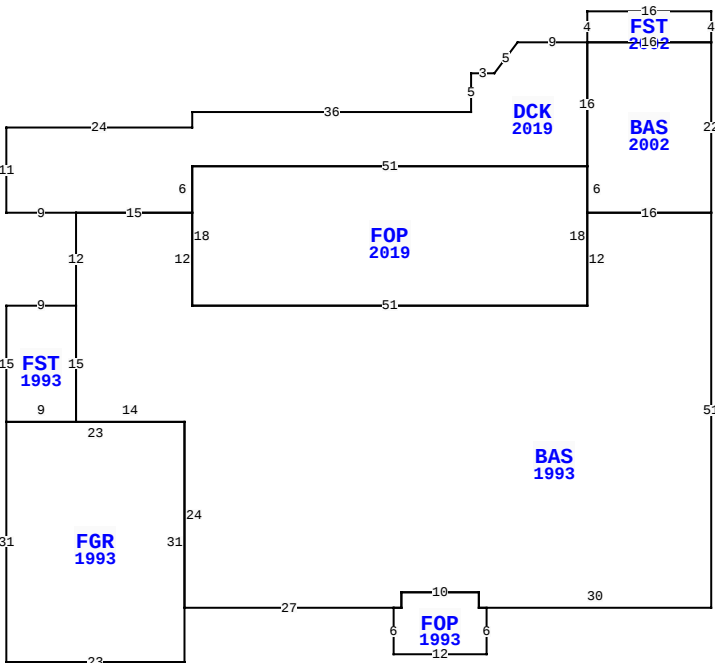


COLWELL STEPHEN P & MARCI P
1848 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128A-0057-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY									
CONSTRUCTION						VALUATION SUMMARY														PAGE 1 of 2									
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall	20	FACE BRICK 70				0900	01	4,444	108.0156	142.58	633,626	1970	2000		0		0	16.05	83.95										
Exterior Wall	10	ABOVE AVG 30				1 SNGL FAM - 100% - 2011														Heated Area: 3566 HX Base Yr 2011									
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 50																											
Interior Wall	08	DECORATIVE 50																											
Interior Floor	12	HARDWOOD 70																											
Interior Floor	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
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	3,214	100	1993	3,214	384,703																								
BAS	352	100	2002	352	42,133																								
DCK	738	10	2019	74	8,858																								
FGR	713	55	1993	392	46,920																								
FOP	92	30	1993	28	3,351																								
FOP	918	30	2019	275	32,917																								
FST	135	55	1993	74	8,858																								
FST	64	55	2002	35	4,189																								
TOTALS	6,226			4,444	531,929																								
EXTRA FEATURES						1848 HIGHLAND DR, FERNANDINA BEACH																							
L N	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	0825	BRICK	0	100	4	4	16.00	SF	25.00	25.00	100	1970	1970	3	54	216													
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	30.4	608													
3	0300	BOAT DCK W	0	100	0	0	917.00	SF	40.00	40.00	100	1990	1990	3	20	7,336													
4	0350	CARPOT WD	0	100	24	24	576.00	SF	9.88	9.88	100	2002	2002	3	20	1,138													
5	0317	DCK PLNG W	0	100	0	0	8.00	UT	1,000.00	1,000.00	100	2002	2002	3	20	1,600													
6	0303	FLT DOCK W	0	100	20	8	160.00	SF	26.00	26.00	100	2002	2002	3	29	1,206													
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2002	2002	3	20	460													
8	0323	BOAT LFT H	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2002	2002	3	20	500													
9	1242	WD DECK A	0	100	0	0	328.00	SF	11.00	11.00	100	2002	2002	3	20	722													
10	0810	CONCRETE A	0	100	4	10	40.00	SF	6.50	6.50	100	2002	2002	3	80	208													
LAND DESCRIPTION						TOTAL OB/XF														13,994									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000131	C	RES CREEK	100		R-1	110.00	700.00	110.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	715,000												

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