

LOT 127 & NW1/2 OF LOT 128
IN OR 1530/1645
FOREST HILLS 3 PB 3/46

EISENHOUR JOHN M & PILAR
2021 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0127-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 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	1,581	100	1993	1,581	218,513
BAS	240	100	2003	240	33,171
DCK	288	10	2003	29	4,008
FGR	437	55	1993	240	33,171
FOP	15	30	1993	4	553

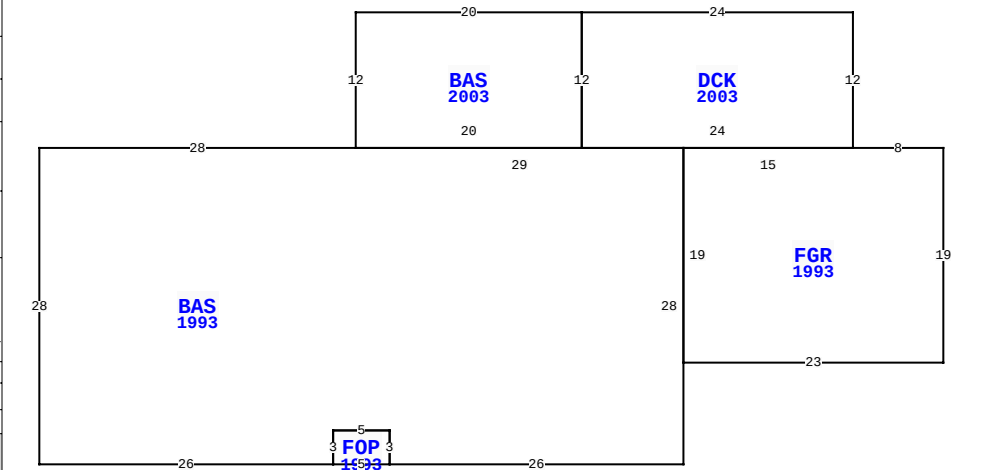
TOTALS	2,561			2,094	289,416
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	19	20	380.00	SF	6.50
2	0801	ASPHALT A	0	100	114	10	1,140.00	SF	3.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0810	CONCRETE A	0	100	44	4	176.00	SF	6.50
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00
7	0754	FOP	0	100	12	24	288.00	SF	15.00

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	150.00	158.00	1.00

REVIEW DATE	01/14/2021	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,094	122.1080	161.18	337,511	1975	1995		0	0	14.25
1 SNGL FAM - 100% - 2008											
Heated Area: 1821 HX Base Yr 2008											



2021 HIGHLAND DR, FERNANDINA BEACH

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

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	0810	CONCRETE A	0	100	19	20	380.00	SF	6.50	6.50	100	1975	1975	3	25	618	
2	0801	ASPHALT A	0	100	114	10	1,140.00	SF	3.00	3.00	100	1994	1994	3	50	1,710	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	34	680	
4	0810	CONCRETE A	0	100	44	4	176.00	SF	6.50	6.50	100	1994	1994	3	66	755	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1994	1994	3	66	1,716	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
7	0754	FOP	0	100	12	24	288.00	SF	15.00	15.00	100	2004	2004	3	21	907	

TOTAL OB/XF													7,346		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
06 R-1	150.00	158.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00					

Total Acres:	0.00	Total Land Value:	236,250	Market:	0	Agricultural:	0	Common:	236,250
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										289,416									
TOTAL MARKET OB/XF VALUE										7,346									
TOTAL LAND VALUE - MARKET										236,250									
TOTAL MARKET VALUE										533,012									
SOH/AGL Deduction										296,931									
ASSESSED VALUE										236,081									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										185,359									
TOTAL JUST VALUE										533,012									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										519,457									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101687	WOOD FENCE	6,000	09/27/2010
20101613	STANDING SEAM ROO	28,850	09/17/2010
20040522	SCREEN ENCLOSURE	4,910	03/17/2004
7790	REPAIR/RRF	4,910	07/07/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/1645	10/17/2007	WD	Q	I		405,000	
GRANTOR: LASSERRE JUILE A							
GRANTEE: EISENHOUR JOHN M &							
1258/0987	9/10/2004	WD	U	I	07	100	
GRANTOR: PIKULA STEWART & PATR							
GRANTEE: LASSERRE JUILE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=1993] W8 DCK=[YR=2003] N12 W24 BAS=[YR=2003] W20 S12 BAS=[YR=1993] W28 S28 E26 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E26 N28 W29 \$ E20 N12 \$ S12 E24 \$ W15 S19 E23 N19 \$									