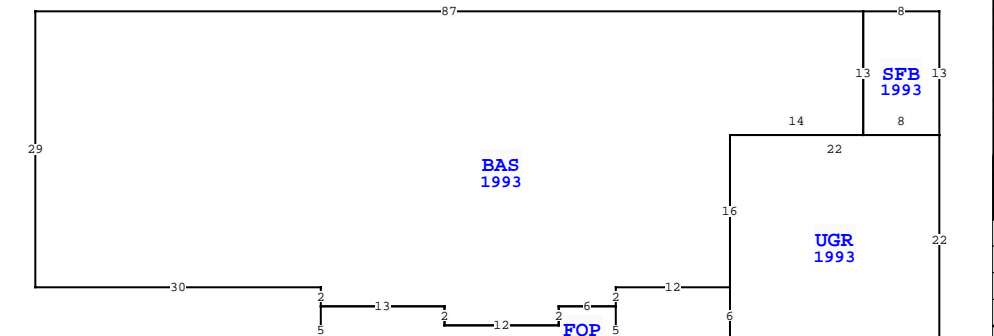


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,725	125.1840	165.24	450,279	1968	1995		0	0	24.25	75.75



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	2,385	100	1993	2,385	298,528
FOP	131	30	1993	39	4,881
SFB	104	80	1993	83	10,389
UGR	484	45	1993	218	27,287
TOTALS	3,104			2,725	341,086

2015 HIGHLAND DR, FERNANDINA BEACH

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

EXTRA FEATURES																
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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1968	1968	3	29	580	
2	0810	CONCRETE A	0	100	0	2,000.00	SF	6.50	6.50	100	1968	1968	3	20	2,600	
3	0810	CONCRETE A	0	100	33	99.00	SF	6.50	6.50	100	1968	1968	3	20	129	
4	0810	CONCRETE A	0	100	121	363.00	SF	6.50	6.50	100	2000	2000	3	77	1,817	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	158.00	1.00	LT		1.00	1.00	1.05	225,000.00	236,250.00	236,250							

NASSAU COUNTY PROPERTY			PAGE 1 of 1		
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE	341,086				
TOTAL MARKET OB/XF VALUE	5,126				
TOTAL LAND VALUE - MARKET	236,250				
TOTAL MARKET VALUE	582,462				
SOH/AGL Deduction	352,093				
ASSESSED VALUE	230,369				
TOTAL EXEMPTION VALUE	50,722				
BASE TAXABLE VALUE	179,647				
TOTAL JUST VALUE	582,462				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	567,645				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002198	REMODEL	8,175	02/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/1244	4/20/1999	WD Q	Q	I		168,500
GRANTOR: COKER JACK D & SUSAN						
GRANTEE: FUSSELL GEORGE D &						
0546/1137	7/01/1988	WD Q	Q	I		115,000
GRANTOR: GRAHAM THOMAS & N E						
GRANTEE: COKER JACK & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS
SFB=[YR=1993] W8 BAS=[YR=1993] W87 S29 E30 S2 FOP=[YR=1993] S5 E31 N5 W6 S2 W12 N2 W13 \$ E13 S2 E12 N2 E6 N2 E12 UGR=[YR=1993] S6 E22 N22 W22 S16 \$ N16 E14 N13 \$ S13 E8 N13 \$.