

LOT 130
IN OR 1186/193
FOREST HILLS 3 PB 3/46

KATZER SCOTT A & SUZIE G
2011 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0130-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	2,067	100	1993	2,067	274,640
FGR	528	55	2011	290	38,532
FOP	56	30	1993	17	2,259
PTO	80	5	1993	4	532
UDU	117	55	1993	64	8,504

TOTALS	2,848			2,442	324,465
--------	-------	--	--	-------	---------

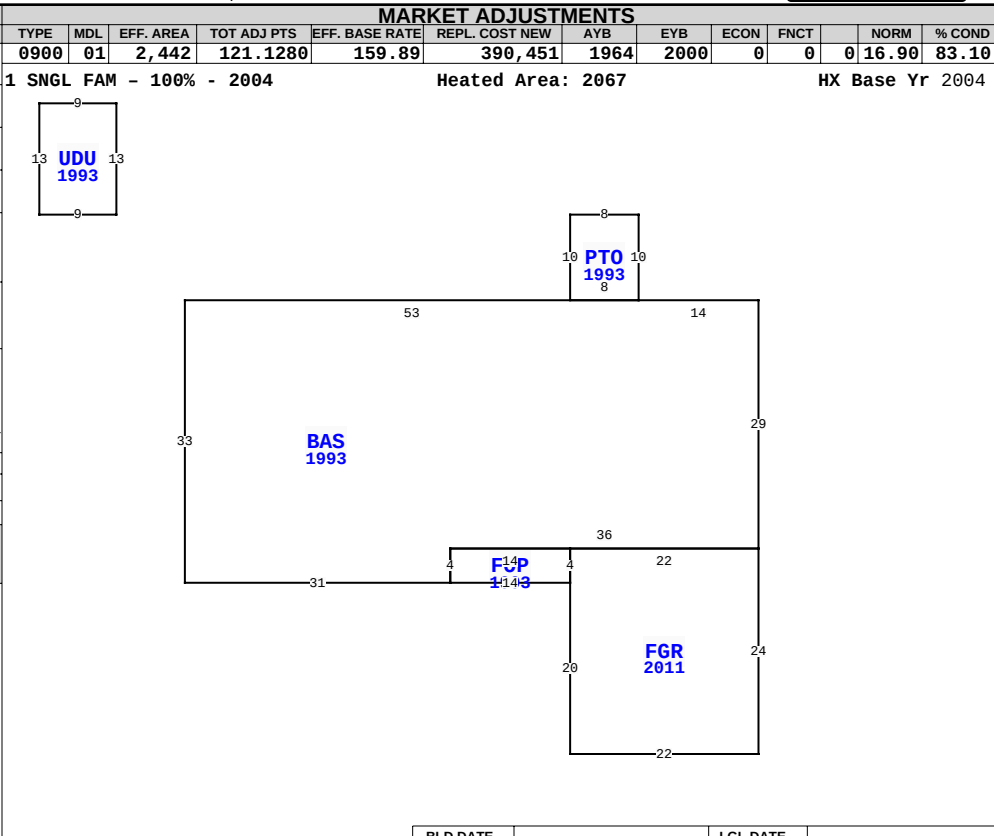
EXTRA FEATURES					
----------------	--	--	--	--	--

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	0810	CONCRETE A	0	100	0	0	720.00	SF	6.50	6.50	100	1964	1964	3	20	936	
2	0910	SCRN RM L	0	100	0	0	1,435.00	SF	15.00	15.00	100	1990	1990	3	20	4,305	
3	0845	KOOL DECK	0	100	0	0	923.00	SF	7.25	7.25	100	1988	1988	3	52	3,480	
4	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1988	1988	3	20	8,704	
5	0810	CONCRETE A	0	100	0	0	1,860.00	SF	7.80	7.80	100	2011	2011	3	91	13,202	
6	0855	CONC PAVER	0	100	18	4	72.00	SF	10.00	10.00	100	2011	2011	3	91	655	
7	1076	TRELLIS A	0	100	52	4	208.00	SF	7.50	7.50	100	2013	2013	3	68	1,061	
8	1242	WD DECK A	0	100	38	16	608.00	SF	10.00	10.00	100	2013	2013	3	55	3,344	
9	0820	WOOD WALK	0	100	0	0	168.00	SF	11.75	11.75	100	2013	2013	3	40	790	

LAND DESCRIPTION																	
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	100.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000

REVIEW DATE	09/18/2019	BY	DJA
-------------	------------	----	-----



2011 HIGHLAND DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 36,477

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	100.00	158.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000

Market: 0	Agricultural: 0	Common: 225,000
-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		324,465
TOTAL MARKET OB/XF VALUE		36,477
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		585,942
SOH/AGL Deduction		338,518
ASSESSED VALUE		247,424
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,702
TOTAL JUST VALUE		585,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121352	REPLACE DOOR & RO	2,381	07/10/2012
20120534	550SF WOOD DECK	18,800	03/30/2012
20102100	GARAGE	18,800	12/08/2010
20102101	REPAIR/RRF	4,800	12/08/2010
20101997	REMODEL	1,000	11/19/2010
20101998	REMODEL	1,000	11/19/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1186/0193	11/04/2003	WD	Q	I		213,000	
GRANTOR: TANNER LESLIE M & HAM							
GRANTEE: KATZER SCOTT A & SU							
0847/0403	9/01/1998	WD	Q	I		129,000	
GRANTOR: STEPHENSON DONALD C &							
GRANTEE: TANNER LESLIE M							

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

BUILDING DIMENSIONS																	
---------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BAS=[YR=1993] W14 PTO=[YR=1993] N10W8S10E8 \$ W53 S33E31
FOP=[YR=1993] E14 FGR=[YR=2011] S20E22N24W22S4 \$ N4W14 S4\$
N4E36N29\$ PTR=W75N10 UDU=[YR=1993] N13W9S13E9\$ S10E75\$.