

LOT 134 & N 50 FT OF 135
OR 2462/1428
FOREST HILLS 3

PEACOCK WESLEY R & LEANNE C
1931 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0134-0000



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 Floop		12	HARDWOOD 100		
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	2,007	100	1993	2,007	223,459
FCP	252	25	1993	63	7,015
FOP	65	30	1993	20	2,226
FST	96	55	1993	53	5,901
UOP	24	20	1993	5	556
TOTALS	2,444			2,148	239,158

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,148	111.7200	147.47	316,766	1956	1975	0	0	0	24.50	75.50

1 SNGL FAM - 100% - 2022

Heated Area: 2007

HX Base Yr 2022

BLD DATE

YEDATE

LGL DATE

LAND DATE

04/09/2025

ML