LOT 143
IN OR 2229/1066
FOREST HILLS #3 PB 3/46

MURRAY LAUREN C L/E/
1906 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0143-0000

BUILDING CHARACTERISTICS

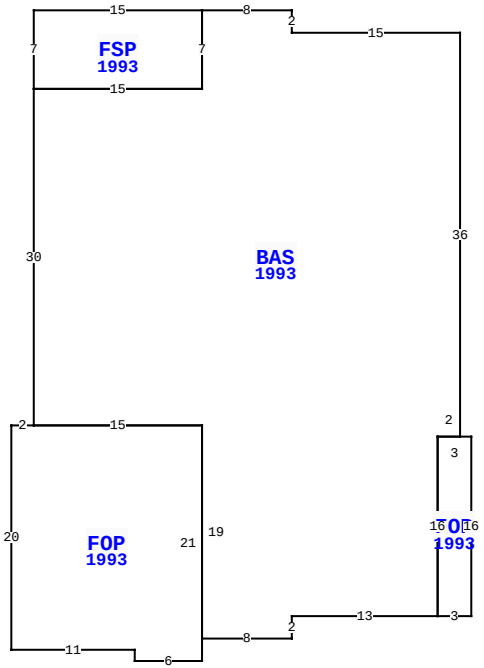
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,646	100	1993	1,646	150,136
FOP	48	30	1993	14	1,277
FOP	346	30	1993	104	9,486
FSP	105	40	1993	42	3,831
TOTALS	2,145			1,806	164,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	116.7000	116.70	210,760	1958	1980	0	0	0	21.84	78.16

1 SINGLE FAM – 100% - 0 Heated Area: 1646 HX Base Yr 2008



1906 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,730
TOTAL MARKET OB/XF VALUE		17,696
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		482,426
SOH/AGL Deduction		274,044
ASSESSED VALUE		208,382
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		152,660
TOTAL JUST VALUE		482,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140367	MTLROOF	2,500	02/21/2014
20041338	ELEC OTHER	1,000	07/22/2004
20033085	GARAGE	3,000	05/12/2003
983090	REPAIR/RRF	2,100	01/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/1066	9/27/2018	FJ	U	I	11	0
GRANTOR: MURRAY CHRISTOPHER B						
GRANTEE: MURRAY LAUREN C L/E						
1518/0009	8/08/2007	WD	Q	I		264,000
GRANTOR: ZIMMERMANN ALLAN L &						
GRANTEE: MURRAY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 W8 FSP=[YR=1993] W15 S7 E15 N7 $ S7 W15 S30 FOP=[YR=1993] W2 S20 E11 S1 E6 N21 W15 $ E15 S19 E8 N2 E13 FOP=[YR=1993] E3 N16 W3 S16 $ N16 E2 N36 $.

EXTRA FEATURES

LN	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	1,950.00	SF	6.50	6.50	100	2004	2004	3	83	10,520	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1958	1958	3	20	700	
3	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1958	1958	3	20	101	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2004	2004	3	32	4,301	
5	0851	PATIO STON	0	100	18	4	72.00	SF	1.50	1.50	100	2004	2004	3	83	90	
6	1242	WD DECK A	0	100	0	0	640.00	SF	10.00	10.00	100	2008	2008	3	31	1,984	

LAND DESCRIPTION

TOTAL OB/XF 17,696

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS