

LOT 145
IN OR 1378/1715
FOREST HILLS 3 PB 3/46

ROWLAND WALLACE & MICHELE
1914 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0145-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	10	ABOVE AVG 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	08	SHT VINYL 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	1.5	03 MASONRY 100			
Stories		1.5 100			
Units		0 100			
BUD8 Adjustme	00	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	1,867	100	1993	1,867	137,358
DCK	702	10	1993	70	5,150
FCP	578	25	1993	144	10,595
FGR	420	55	1993	231	16,995
FOP	60	30	1993	18	1,324
FUS	1,350	100	1993	1,350	99,322
PTO	51	5	1993	3	221
UDG	672	55	1993	370	27,222
TOTALS	5,700			4,053	298,187

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,053	101.9040	101.90	413,001	1964	1980	0	0	27.80	72.20
1 SINGLE FAM - 100% - 2006						Heated Area: 3217		HX Base Yr 2006			
BLD DATE											
LGL DATE											
1914 HIGHLAND DR, FERNANDINA BEACH										04/09/2025	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	512.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	73	16	1,168.00	SF	6.50	6.50	100
3	1242	WD DECK A	0	100	0	0	265.00	SF	15.00	15.00	100
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
5	0810	CONCRETE A	0	100	58	4	232.00	SF	6.50	6.50	100
6	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100
7	0810	CONCRETE A	0	100	10	24	240.00	SF	6.50	6.50	100
TOTAL OB/XF 6,296											

LAND DESCRIPTION										TOTAL OB/XF						6,296	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
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	: