LOT 147
IN OR 1825/872
FOREST HILLS #3 PB 3/46

PUHR BARRY WALKER
1922 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0147-0000

BUILDING CHARACTERISTICS

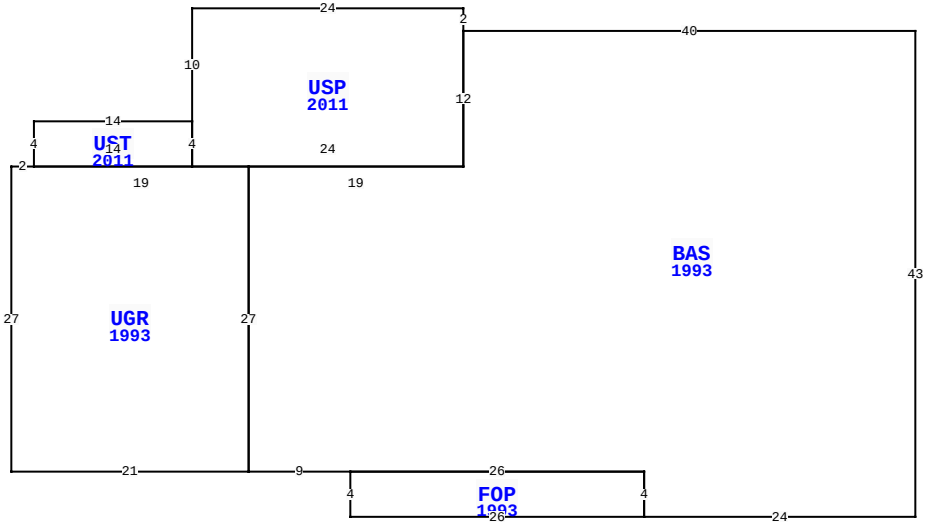
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,169	100	1993	2,169	347,835
FOP	104	30	1993	31	4,971
UGR	567	45	1993	255	40,893
USP	336	30	2011	101	16,197
UST	56	45	2011	25	4,009
TOTALS	3,232			2,581	413,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	166.4256	219.68	566,994	1962	1990	0	0	0	27.00	73.00

1 SNGL FAM – 100% - 2013 Heated Area: 2169 HX Base Yr 2013



1922 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		413,906
TOTAL MARKET OB/XF VALUE		2,664
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		716,570
SOH/AGL Deduction		451,123
ASSESSED VALUE		265,447
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,725
TOTAL JUST VALUE		716,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111179	H/AC	0	07/20/2011
20051224	REPAIR/RRF	8,000	02/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1825/0872	11/15/2012	WD	Q	I	02	285,000
GRANTOR: MANDISH PATRICIA A						
GRANTEE: PUHR BARRY WALKER						
1198/0243	12/29/2003	WD	Q	I		235,000
GRANTOR: JOHNSON WAYNE W & KEL						
GRANTEE: MANDISH PATRICIA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 USP=[YR=2011] N2 W24 S10 UST=[YR=2011] W14 S4 UGR=[YR=1993] W2 S27 E21N27 W19$ E14 N4$ S4 E24 N12 $ S12 W19 S27 E9 FOP=[YR=1993] S4 E26 N4W26$ E26 S4 E24 N43$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	23	805	
2	0810	CONCRETE A	0	100	0	0	1,276.00	SF	6.50	6.50	100	1962	1962	3	20	1,659	
3	0462	ST/AL FNC	0	100	20	0	80.00	SF	10.00	10.00	100	1998	1998	3	25	200	

LAND DESCRIPTION

TOTAL OB/XF 2,664

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS