

DAVIS JESSA L & DOUGLAS LEE III
2002 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128C-0150-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION		VALUATION BY										VALUATION SUMMARY																							
Exterior Wall	12	CEDAR 100	0500		01	3,276	122.6544	193.79	634,856	1986	2015	0	0	0	4.50	95.50	Tax Group: 2	Tax Dist:		STANDARD																	
Roof Structur	03	GABLE/HIP 100	1		SFR CUST - 100% - 2023										Heated Area: 2704										HX Base Yr 2023												
Roof Cover	03	COMP SHNGL 100	21		FEP 2008										DCK 2003										UOP 2003												
Interior Wall	05	DRYWALL 100	21		BAS 1993										FGR 1993										FOP 1993												
Interior Floo	12	HARDWOOD 60	21		BAS 1993										FGR 1993										FOP 1993												
Interior Floo	11	CLAY TILE 40	21		BAS 1993										FGR 1993										FOP 1993												
Air Condition	03	CENTRAL 100	21		BAS 1993										FGR 1993										FOP 1993												
Heating Type	04	AIR DUCTED 100	21		BAS 1993										FGR 1993										FOP 1993												
Bedrooms		3 100	21		BAS 1993										FGR 1993										FOP 1993												
Bathrooms		3.5 100	21		BAS 1993										FGR 1993										FOP 1993												
Frame	02	WOOD FRAME 100	21		BAS 1993										FGR 1993										FOP 1993												
Stories	1.	1. 100	21		BAS 1993										FGR 1993										FOP 1993												
Units	0	100	21		BAS 1993										FGR 1993										FOP 1993												
BUD8 Adjustme	02	DIST FB 100	21		BAS 1993										FGR 1993										FOP 1993												
Occupancy	00	NONE 100	21		BAS 1993										FGR 1993										FOP 1993												
Quality			05	Quality Level 05		BAS 1993										FGR 1993										FOP 1993											
DOR CODE			0100	SINGLE FAMILY		BAS 1993										FGR 1993										FOP 1993											
MAP NUM			MKT AREA		01		BAS 1993										FGR 1993										FOP 1993										
NEIGHBORHOOD/LOC			1007.00		BAS 1993										FGR 1993										FOP 1993												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 1993										FGR 1993										FOP 1993											
BAS	2,704	100	1993	2,704	500,428	BAS 1993										FGR 1993										FOP 1993											
DCK	62	10	2003	6	1,111	BAS 1993										FGR 1993										FOP 1993											
FEP	210	80	2008	168	31,092	BAS 1993										FGR 1993										FOP 1993											
FGR	504	55	1993	277	51,264	BAS 1993										FGR 1993										FOP 1993											
FOP	128	30	1993	38	7,033	BAS 1993										FGR 1993										FOP 1993											
UOP	416	20	2003	83	15,361	BAS 1993										FGR 1993										FOP 1993											
TOTALS			4,024			3,276	606,287	BAS 1993										FGR 1993										FOP 1993									
EXTRA FEATURES			2002 HIGHLAND DR, FERNANDINA BEACH										BLD DATE										LGL DATE														
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	04/09/2025 MLU																				
1	0810	CONCRETE A	0100	43	21	903.00	SF	6.50	6.50	100	1986	1986	3	47	2,759																						
2	0810	CONCRETE A	0100	68	5	340.00	SF	6.50	6.50	100	1986	1986	3	47	1,039																						
3	0504	FP-ELECTRI	0100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160																						
4	0962	SKYLIGHT	0100	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	88	880																						
5	0820	WOOD WALK	0100	14	12	168.00	SF	4.70	4.70	100	1988	1988	3	40	316																						
6	0861	POOL GUNIT	0100	36	16	576.00	SF	85.00	85.00	100	1988	1988	3	20	9,792																						
7	0855	CONC PAVER	0100	0	0	717.00	SF	10.00	10.00	100	2015	2015	3	95	6,812																						
8	0479	VF PICKET	0100	0	0	45.00	LF	10.00	10.00	100	2008	2008	3	72	324																						
9	0940	SHEDS/PORT	0100	10	15	150.00	SF	30.00	30.00	100	2008	2008	3	31	1,395																						
LAND DESCRIPTION			TOTAL OB/XF										24,477																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	123.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																				

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