LOT 152
IN OR 1105/1199
FOREST HILLS 3 PB 3/46

MOCK WILLIAM J LIVING TRUST/MOCK WILLIAM J TRUSTEE
2008 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0152-0000

BUILDING CHARACTERISTICS

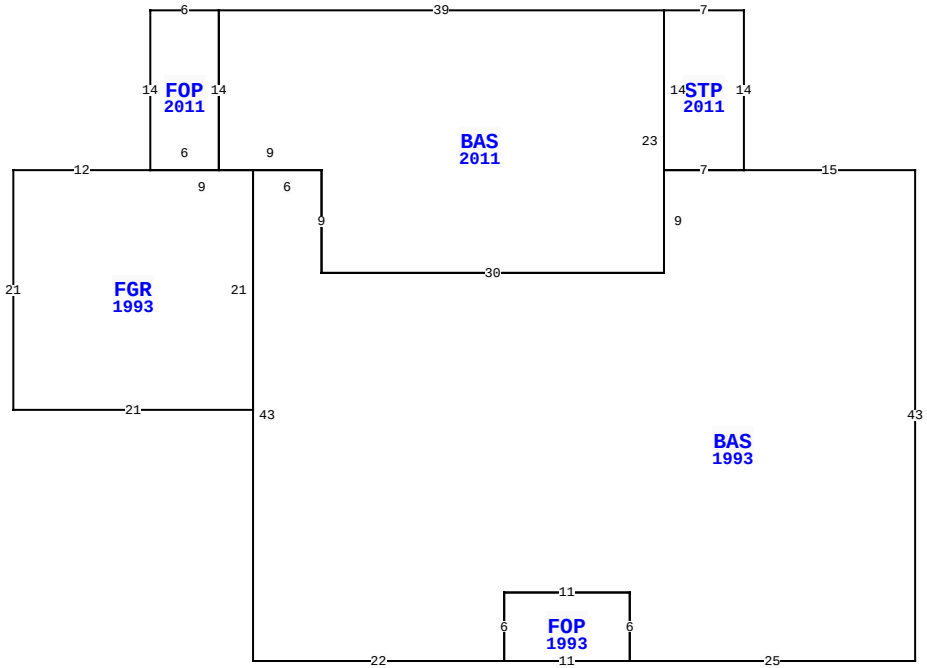
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,158	100	1993	2,158	271,329
BAS	816	100	2011	816	102,597
FGR	441	55	1993	243	30,553
FOP	66	30	1993	20	2,515
FOP	84	30	2011	25	3,143
STP	98	10	2011	10	1,257
TOTALS	3,663			3,272	411,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,272	105.2480	138.93	454,579	1973	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 0 Heated Area: 2974 HX Base Yr 1974



2008 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		411,394
TOTAL MARKET OB/XF VALUE		64,307
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		775,701
SOH/AGL Deduction		519,737
ASSESSED VALUE		255,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,242
TOTAL JUST VALUE		775,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210995	SWIM POOL	0	03/03/2021
20120012	REPAIR/RRF	1,250	01/06/2012
20110572	GAS	750	04/15/2011
20110406	NEW CONSTR	900	03/22/2011
20110310	H/AC	12,000	03/04/2011
20110286	REMODEL	400	03/02/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/1199	1/06/2003	WD	Q	I	01	100
GRANTOR: MOCK WILLIAM J & MARC						
GRANTEE: MOCK WILLIAM J TRUS						
0112/0230	1/01/1971	TA	Q	V		3,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 STP=[YR=2011] N14W7 BAS=[YR=2011] W39 FOP=[YR=2011] W6S14 FGR=[YR=1993] W12S21E21N21W9$ E6N14$ S14E9S9E30N23$ S14E7$ W7S9W30 N9W6 S43E22 FOP=[YR=1993] E11N6W11S6 $ N6E11S6E25N43$.

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	1973	1973	3	31.6	1,106	
2	0855	CONC PAVER	0	100	0	0	1,540.00	SF	7.00	7.00	100	2011	2011	3	91	9,810	
3	0861	POOL GUNIT	0	100	0	0	264.00	SF	85.00	85.00	100	2021	2021	3	93	20,869	
4	0855	CONC PAVER	0	100	0	0	1,176.00	SF	12.50	12.50	100	2021	2021	3	99	14,553	
5	0855	CONC PAVER	0	100	45	3	135.00	SF	7.00	7.00	100	2011	2011	3	91	860	
6	0830	FLAGSTONE	0	100	35	3	105.00	SF	12.00	12.00	100	2011	2011	3	91	1,147	
7	0830	FLAGSTONE	0	100	0	0	588.00	SF	12.00	12.00	100	2011	2011	3	91	6,421	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	
9	0476	VF 6 SBPL	0	100	0	0	252.00	LF	32.00	32.00	100	2021	2021	3	96	7,741	

LAND DESCRIPTION

TOTAL OB/XF 64,307

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 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS