LOT 153 IN OR 844/1880
FOREST HILLS 3 PB 3/46

PHILIPP PATRICIA A
2012 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0153-0000

BUILDING CHARACTERISTICS

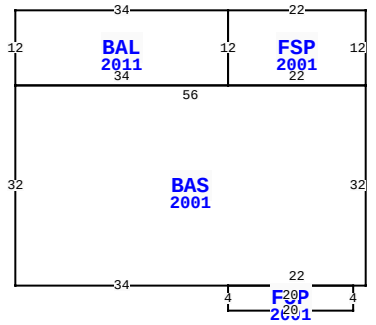
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

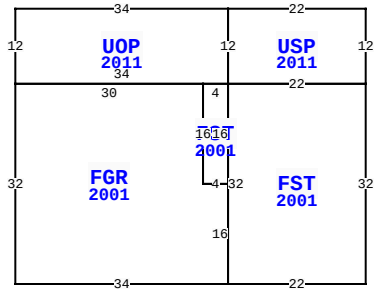
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	408	15	2011	61	7,972
BAS	1,792	100	2001	1,792	234,193
FGR	1,024	55	2001	563	73,577
FOP	80	30	2001	24	3,136
FSP	264	40	2001	106	13,853
FST	64	55	2001	35	4,574
FST	704	55	2001	387	50,576
UOP	408	20	2011	82	10,716
USP	264	30	2011	79	10,324
TOTALS	5,008			3,129	408,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,129	111.8720	147.67	462,059	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2002 Heated Area: 1792 HX Base Yr 2002





2012 HIGHLAND DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		408,922
TOTAL MARKET OB/XF VALUE		18,002
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		726,924
SOH/AGL Deduction		424,276
ASSESSED VALUE		302,648
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		196,926
TOTAL JUST VALUE		726,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		682,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200713	ADDITION	0	10/09/2020
2002558	NEW CONSTR	0	03/24/2000
2001998	XFOB	700	01/20/2000
990212	NEW CONSTR	116,659	07/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0844/1880	8/14/1998	WD	Q	V		33,000
GRANTOR: PARKS HARRY P						
GRANTEE: PHILIPP A H & PATRI						
0769/1462	8/29/1996	WD	Q	V	06	100
GRANTOR: PARKS AGNES S						
GRANTEE: PARKS HARRY P						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2001] W22 BAL=[YR=2011] W34 S12 BAS=[YR=2001] S32 E34 FOP=[YR=2001] S4 E20 N4 W20$ E22 N32 W56 $E34 N12$ S12 E22 N12$ PTR=S60 USP=[YR=2011] W22 UOP=[YR=2011] W34 S12 FGR=[YR=2001] S32 E34 FST=[YR=2001] E22 N32 W22S32$ N16 FST=[YR=2001] N16W4 S16E4$ W4N16W30$ E34N12$ S12 E22N12$ N60$.

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2001	2001	3	20	200	
2	1131	REINFR 8	0	100	84	3	252.00	SF	6.93	6.93	100	2001	2001	3	94	1,642	
3	0810	CONCRETE A	0	100	0	0	3,147.00	SF	6.50	6.50	100	2001	2001	3	79	16,160	

LAND DESCRIPTION

TOTAL OB/XF 18,002

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 03/17/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS