

LOT 154
IN OR 1932/1404
FOREST HILLS 3 PB 3/46

SORENSEN ANTHONY P & PATRICIA
2016 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0154-0000



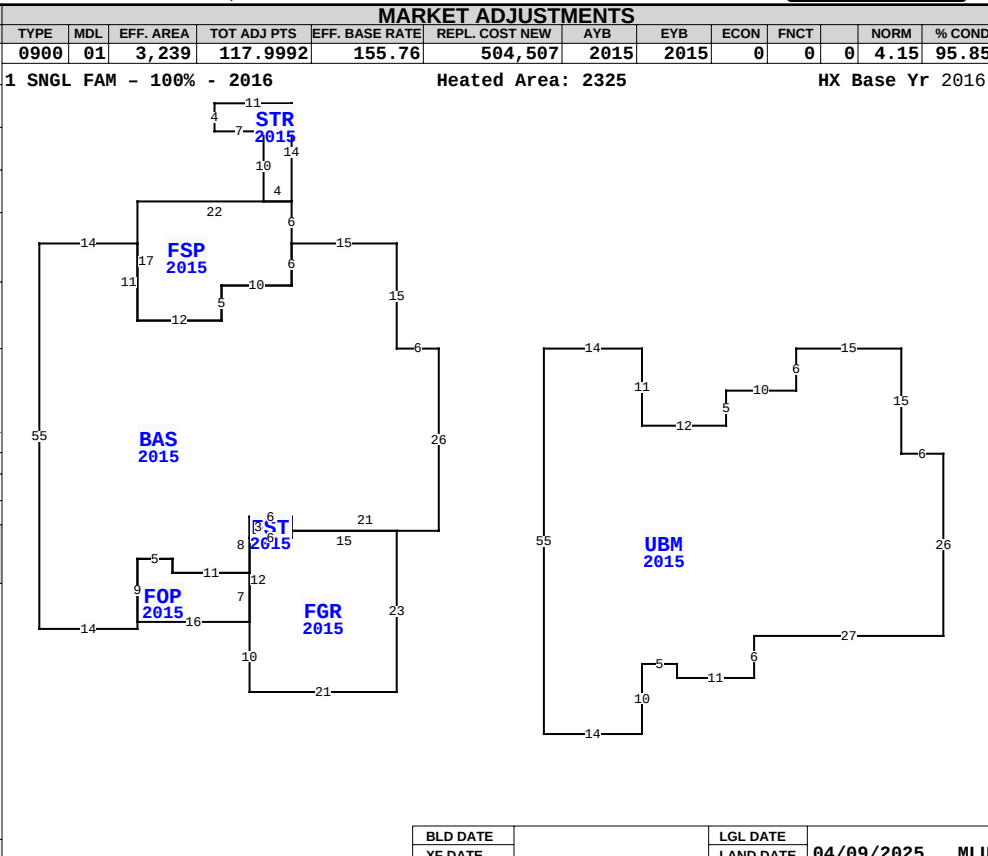
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	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	2,325	100	2015	2,325	347,113
FGR	477	55	2015	262	39,115
FOP	122	30	2015	37	5,524
FSP	324	40	2015	130	19,409
FST	18	55	2015	10	1,493
STR	84	10	2015	8	1,194
UBM	2,337	20	2015	467	69,721
TOTALS	5,687			3,239	483,570

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	999.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	96.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	686.00	SF	7.00	7.00
4	0476	VF 6 SBPL	0 100	0	0	264.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	150.00	1.00



2016 HIGHLAND DR, FERNANDINA BEACH									
TOTAL OB/XF 19,715									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		483,570	
TOTAL MARKET OB/XF VALUE		19,715	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		803,285	
SOH/AGL Deduction		341,163	
ASSESSED VALUE		462,122	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		406,400	
TOTAL JUST VALUE		803,285	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		755,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142180	CO ISSUED	0	04/28/2015
20142180	NEW CONSTR	257,464	10/09/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1932/1404	8/18/2014	WD Q	Q	V	01
GRANTOR: GRAHAM LAURIE A & ANN					
GRANTEE: SORENSEN ANTHONY P					
0884/0418	5/21/1999	WD Q	Q	V	
GRANTOR: STURGES ISABELL R					
GRANTEE: GRAHAM LAURIE A & A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W6 N15 W15 FSP=[YR=2015] N6 STR=[YR=2015] N14 W11 S4 E7 S10 E4\$ W22 S17 E12 N5 E10 N6\$ S6 W10 S5 W12 N11 W14 S55 E14 N1 FOP=[YR=2015] E16 FGR=[YR=2015] S10 E21 N23 W15 FST=[YR=2015] N2 W6 S3 E6 N1 \$ S1 W6 S12\$ N7 W11 N2 W5 S9\$ N9 E5 S2 E11 N8 E6 S2 E21 N26\$ PTR=E15 UBM=[YR=2015] E14 S11 E12 N5 E10 N6 E15 S15 E6 S26 W27 S6 W11 N2 W5 S10 W14 N55\$ W15\$.									