

STOFFA KENNETH W & JENNIFER M
2020 HIGHLAND DR
FERNANDINA BEACH, FL 32034

00-00-31-128C-0155-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 19 COMMON BRK 90										0900 01 2,216 135.2890 178.58 395,733 1976 1985 0 0 0 28.23 71.77										VALUATION BY STANDARD									
Exterior Wall 10 ABOVE AVG 10										1 SNGL FAM - 100% - 2000 Heated Area: 1772 HX Base Yr 2000										Tax Group: 2 Tax Dist:									
Roof Structur 03 GABLE/HIP 100																				BUILDING MARKET VALUE 284,018									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 8,390									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 300,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 592,408									
Interior Floo 11 CLAY TILE 30																				SOH/AGL Deduction 360,462									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 231,946									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 181,224									
Bathrooms 2 100																				TOTAL JUST VALUE 592,408									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 554,458									
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 1,772 100 1999 1,772 227,112																													
FGR 520 55 1993 286 36,656																													
FOP 20 30 1993 6 769																													
FSP 380 40 1999 152 19,481																													
TOTALS 2,692 2,216 284,018																													
EXTRA FEATURES										2020 HIGHLAND DR, FERNANDINA BEACH																			
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																													
1 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1976 1976 3 36 720																													
2 0810 CONCRETE A 0 100 60 3 180.00 SF 6.50 6.50 100 1976 1976 3 26 304																													
3 0810 CONCRETE A 0 100 68 18 1,224.00 SF 6.50 6.50 100 1976 1976 3 26 2,069																													
4 1242 WD DECK A 0 100 4 3 12.00 SF 10.00 10.00 100 2000 2000 3 20 24																													
5 0510 GARAGE WD- 0 100 24 20 480.00 SF 35.00 35.00 100 1999 1999 3 26 4,368																													
6 0825 BRICK 0 100 7 5 35.00 SF 12.50 12.50 100 1996 1996 3 91 398																													
7 0810 CONCRETE A 0 100 26 4 104.00 SF 6.50 6.50 100 1999 1999 3 75 507																													
LAND DESCRIPTION										TOTAL OB/XF 8,390																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																													