LOT 156 & S20 FT OF 157
FOREST HILLS 3 PB 3/46

BEVACQUA THOMAS P & AMY K
2024 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0156-0000

BUILDING CHARACTERISTICS

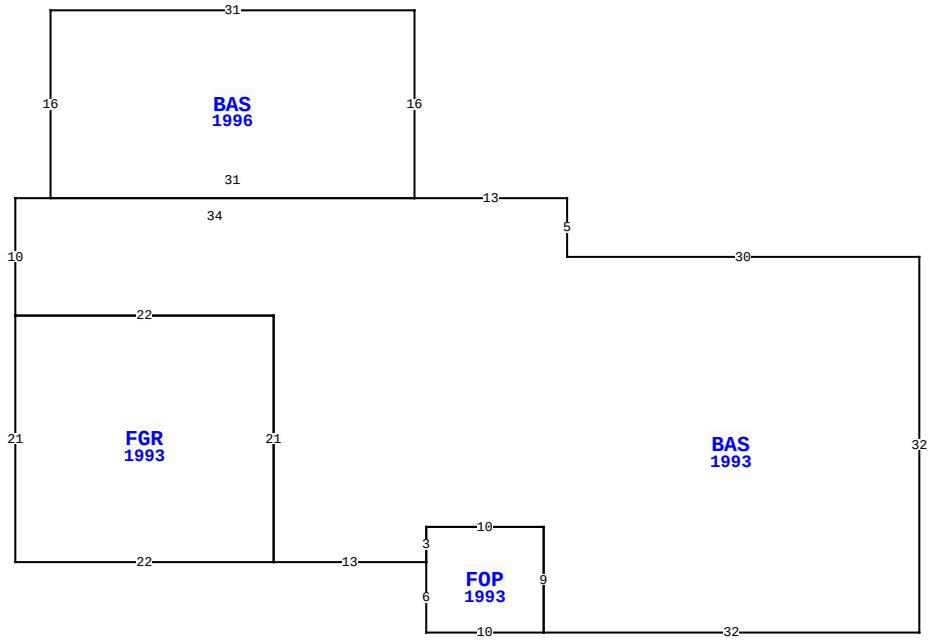
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,937	100	1993	1,937	370,876
BAS	496	100	1996	496	94,969
FGR	462	55	1993	254	48,633
FOP	90	30	1993	27	5,170
TOTALS	2,985			2,714	519,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,714	129.6096	204.78	555,773	1979	2010	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2025 Heated Area: 2433 HX Base Yr 2025



2024 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		519,648
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		913,548
SOH/AGL Deduction		0
ASSESSED VALUE		913,548
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		862,826
TOTAL JUST VALUE		913,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121895	INSTALL ONE DOOR	550	09/12/2012
20111027	REMODEL	200	06/23/2011
20110797	REMODEL	1,600	05/24/2011
20101718	XFOB	1,000	10/01/2010
20100838	H/AC	2,500	05/19/2010
2003159	ELEC OTHER	1,000	06/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/783	8/01/2024	WD	Q	I	01	1,130,000
GRANTOR: LUM LOREN K & BARBARA						
GRANTEE: BEVACQUA THOMAS P &						
1254/0477	8/23/2004	WD	Q	I		375,000
GRANTOR: GRAVES BILLIE R & SHI						
GRANTEE: LUM LOREN K & BARBA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 N5 W13 BAS=[YR=1996] N16 W31 S16 E31 $ W34
S10 FGR=[YR=1993] S21 E22 N21 W22 $ E22 S21 E13
FOP=[YR=1993] S6 E10 N9 W10 S3 $ N3 E10 S9 E32 N32 $.

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	0810	CONCRETE A	0	100	0	0	1,076.00	SF	6.50	6.50	100	1979	1979	3	29	2,028	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	
3	0825	BRICK	0	100	0	0	189.00	SF	12.50	12.50	100	1979	1979	3	70.5	1,666	
4	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1996	1996	3	70	946	
5	1241	WD DECK G	0	100	0	0	578.00	UT	11.50	11.50	100	1996	1996	3	23	1,529	
6	0510	GARAGE WD-	0	100	14	28	392.00	SF	35.00	35.00	100	1996	1996	3	23	3,156	
7	0810	CONCRETE A	0	100	0	0	143.00	SF	6.50	6.50	100	1996	1996	3	70	651	
8	0350	CARPORT WD	0	100	23	11	253.00	SF	8.58	8.58	100	2003	2003	3	20	434	
9	0810	CONCRETE A	0	100	27	10	270.00	SF	7.15	7.15	100	2010	2010	3	90	1,737	
10	0855	CONC PAVER	0	100	185	3	555.00	SF	10.00	10.00	100	2010	2010	3	90	4,995	

TOTAL OB/XF 18,612

LAND DESCRIPTION

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	120.00	150.00	1.00	LT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS

LOT 156 & S20 FT OF 157
FOREST HILLS 3 PB 3/46

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003160	H/AC	0	06/07/2000
20002507	REPAIR/RRF	0	03/22/2000
9966B	ADDITION	14,000	08/08/1996
8006	REPAIR/RRF	5,200	11/30/1993

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	100	12	6	72.00	SF	10.00	10.00	100	2010	2010	3	40	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS