LOT 158 & N 20 FT OF 157
IN OR 320 PG 572
FOREST HILLS 3 PB 3/46

STEGER S MCWHIR V & JOY J
2030 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-128C-0158-0000

BUILDING CHARACTERISTICS

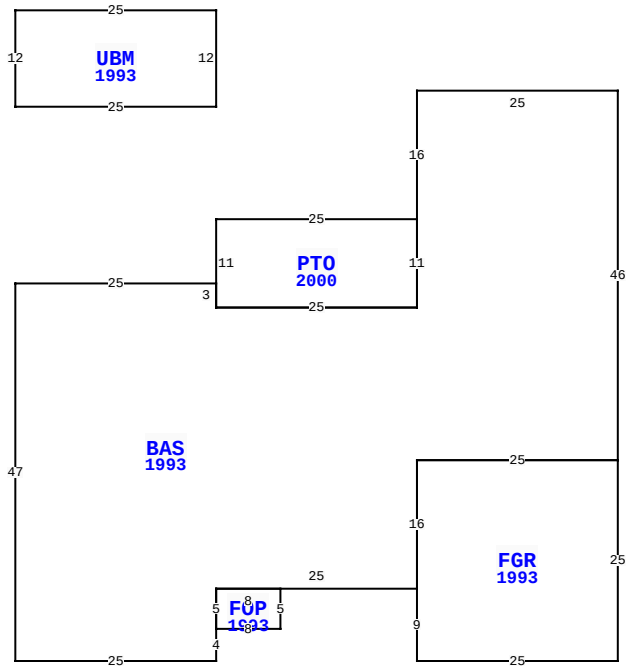
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,200	100	1993	3,200	404,584
FGR	625	55	1993	344	43,493
FOP	40	30	1993	12	1,517
PTO	275	5	2000	14	1,770
UBM	300	20	1993	60	7,586
TOTALS	4,440			3,630	458,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,630	104.1390	164.54	597,280	1978	1990	0	0	0	23.16	76.84

1 SFR CUST – 100% - 0 Heated Area: 3200 HX Base Yr



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

2030 HIGHLAND DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		458,950
TOTAL MARKET OB/XF VALUE		8,643
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		842,593
SOH/AGL Deduction		581,595
ASSESSED VALUE		260,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,276
TOTAL JUST VALUE		842,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110690	H2O HEATER REPLAC	800	05/05/2011
20090782	REROOF W/30YR SHN	12,000	06/19/2009
7566	REMODEL	10,000	03/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0320/0572	8/01/1980	WD	Q	I		130,000
GRANTOR:						
GRANTEE:						
0143/0096	1/01/1973	WD	Q	V		7,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S16 PTO=[YR=2000] W25 S11 E25 N11 $ S11 W25 N3 W25 S47 E25 N4 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E25 FGR=[YR=1993] S9 E25 N25 W25 S16 $ N16 E25 N46 $ PTR= W50N10 UBM=[YR=1993] W25 S12 E25 N12 $S10E50 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	40	800	
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	1978	1978	3	28	306	
3	0810	CONCRETE A	0	100	20	11	220.00	SF	6.50	6.50	100	1987	1987	3	49.5	708	
4	0810	CONCRETE A	0	100	0	0	1,370.00	SF	6.50	6.50	100	1978	1978	3	28	2,493	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	2000	2000	3	20	384	
6	0462	ST/AL FNC	0	100	190	4	760.00	SF	10.00	10.00	100	2009	2009	3	52	3,952	

LAND DESCRIPTION

TOTAL OB/XF 8,643

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS