

CHICHESTER SHIRLEY A & WARREN F
2113 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

00-00-31-1440-0038-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall12CEDAR 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS1,53510019941,535192,114

FGR41855199423028,786

FOP143019944501

FSP117402011475,883

TOTALS2,0841,816227,283

EXTRA FEATURES

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

10810CONCRETE A01003816608.00SF6.506.50100199419943662,608

20810CONCRETE A010029387.00SF6.506.5010019941994366373

30855CONC PAYER0100138104.00SF7.007.0010020112011391662

41242WD DECK A010000250.00SF10.0010.0010020002000320500

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100CRES1000006R-1100.00128.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE02/10/2020BYDJTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100011,816132.4400132.44240,511199420130005.5094.50

1 SINGLE FAM - 100% - 2023Heated Area: 1535HX Base Yr 2023

201810139131335113104222219121093

FGR1994

FOP1994

FSP2011

BAS1994

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

04/09/2025MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2593/06939/29/2022WDQI01619,000

GRANTOR: GRAHAM MICHAEL P

GRANTEE: CHICHESTER SHIRLEY

2312/103210/15/2019WDQI01365,000

GRANTOR: SHEFFIELD SUSAN

GRANTEE: GRAHAM MICHAEL P &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W13S9 BAS=[YR=1994] W13 N1 W10 S1 W18 S20

FGR=[YR=1994] S22 E19 N22 W19 \$ E19 S12 E9 FOP=[YR=1994] S1

E6 N1 W1 N2 W4 S2 W1 \$ E1 N2 E4 S2 E10 S3 E11 N35W13\$ E13N9\$.

NASSAU COUNTY PROPERTY

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