LOT 39
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

SATTERWHITE HILDA L/E/
2109 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1440-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

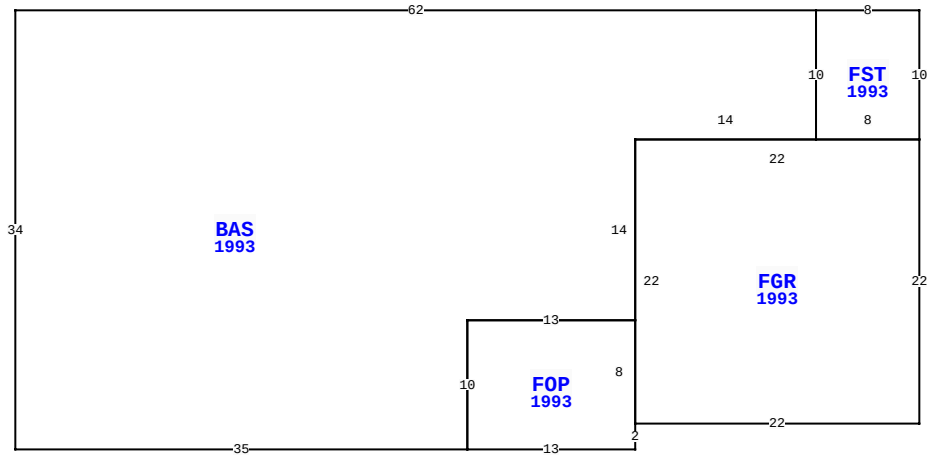
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	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	1,642	100	1993	1,642	150,977
FGR	484	55	1993	266	24,458
FOP	130	30	1993	39	3,586
FST	80	55	1993	44	4,046
TOTALS	2,336			1,991	183,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	114.2190	114.22	227,412	1985	1985	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 1996 Heated Area: 1642 HX Base Yr 1996



2109 HIGHLAND ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,067
TOTAL MARKET OB/XF VALUE		10,198
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		493,265
SOH/AGL Deduction		342,894
ASSESSED VALUE		150,371
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		44,649
TOTAL JUST VALUE		493,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3081	NEW CONSTR	67,360	11/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0264	12/28/2021	LE	U	I	11	100
GRANTOR: SATTERWHITE HILDA						
GRANTEE: BAILEY BONNIE & THE						
0705/0907	5/26/1994	WD	Q	I		104,000
GRANTOR: BICCHIERI ANTHONY & S						
GRANTEE: SATTERWHITE LYNN FR						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W8 BAS=[YR=1993] W62 S34 E35 FOP=[YR=1993] E13 N2 FGR=[YR=1993] E22 N22 W22 S22$N8 W13 S10$ N10 E13 N14 E14 N10$ S10 E8 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0810	CONCRETE A	0	100	0	0	2,648.00	SF	6.50	6.50	100	1985	1985	3	44	7,573	
3	0810	CONCRETE A	0	100	8	6	48.00	SF	6.50	6.50	100	1985	1985	3	44	137	
4	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2005	2005	3	22	528	

LAND DESCRIPTION

TOTAL OB/XF 10,198

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	100.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS