

LOT 14
IN OR 1386/104
ALTA VISTA SEC 2 PB 2/44

DEGARIS KARL R & LAURI A
2110 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-100B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 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. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,576	100	1993	1,576	197,462
FGR	567	55	1993	312	39,092
FOP	10	30	1993	3	376

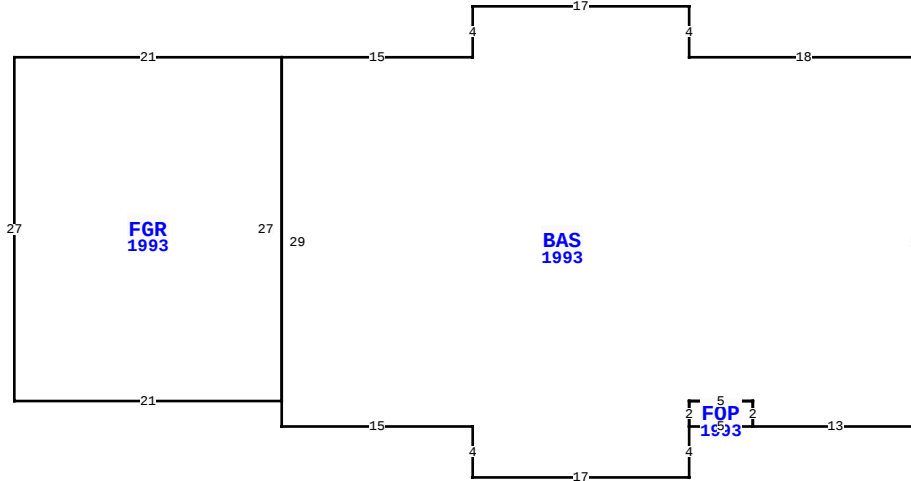
TOTALS	2,153			1,891	236,929
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00
3	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00
5	0350	CARPORT WD	0	100	24	10	240.00	SF	8.58
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
8	0350	CARPORT WD	0	100	12	3	36.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	130.00	157.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,891	128.7720	178.99	338,470	1980	1985	0	0	0	30.00	70.00
1 SNGL FAM 100% - 2007 Heated Area: 1576 HX Base Yr 2007												



2110 HIGHLAND ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/09/2025 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					236,929				
TOTAL MARKET OB/XF VALUE					4,808				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					541,737				
SOH/AGL Deduction					366,618				
ASSESSED VALUE					175,119				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					123,708				
TOTAL JUST VALUE					541,737				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					534,672				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210722	REPAIR/RRF	0	09/01/2021
8196	REPAIR/RRF	1,100	03/14/1994
5709	XFOB	1,500	12/06/1989
5051	REMODEL	4,000	10/13/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1386/0104	2/01/2006	WD	Q	I		324,000	
GRANTOR: HENDRIX BENNY & MELBA							
GRANTEE: DEGARIS KARL R & LA							
0574/0488	7/13/1989	WD	U	I	10	47,100	
GRANTOR: HOLLAND ARNOLD & D J							
GRANTEE: HENDRIX BENNY & M J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N4 W17 S4 W15 FGR=[YR=1993] W21S27 E21N27S S29 E15 S4 E17 N4 FOP=[YR=1993] E5 N2 W5S2S N2 E5 S2 E13 N29S									

TOTAL OB/XF									
4,808									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	130.00	157.00	1.00

Market:	0	Agricultural:	0	Common:	300,000	PRINTED 07/09/2026 BY SYS
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