

NLY 145 FT OF LOT 17 & S11.5
FT OF E 25 FT OF 17 & S11.5 FT
OF W 75 FT OF LOT 17

WASHBURN PETER D & ELIZABETH E
2124 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-100B-0017-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 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	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

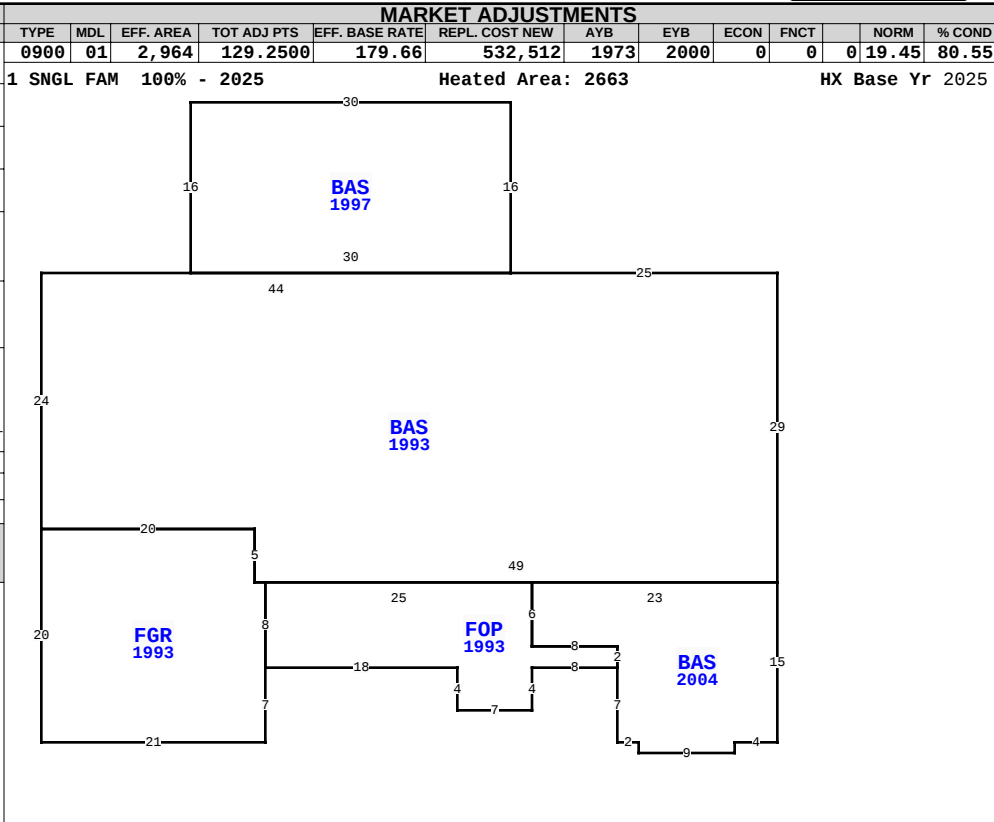
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1993	1,901	275,106
BAS	480	100	1997	480	69,464
BAS	282	100	2004	282	40,810
FGR	415	55	1993	228	32,995
FOP	244	30	1993	73	10,564

TOTALS	3,322			2,964	428,938
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
4	1076	TRELLIS A	0 100	20	13	260.00	SF	3.75	
7	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	
8	1076	TRELLIS A	0 100	10	6	60.00	SF	7.50	
9	0940	SHEDS/PORT	0 100	7	9	63.00	SF	30.00	

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	100.00	157.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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2124 HIGHLAND ST, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
4	1076	TRELLIS A	0 100	20	13	260.00	SF	3.75	3.75	100	1997	1997	3	85	829	
7	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
8	1076	TRELLIS A	0 100	10	6	60.00	SF	7.50	7.50	100	2006	2006	3	85	383	
9	0940	SHEDS/PORT	0 100	7	9	63.00	SF	30.00	30.00	100	2007	2007	3	24	454	

TOTAL OB/XF										2,530						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	R-1	100.00	157.00	1.00	LT		1.00	1.00	300,000.00	300,000.00	300,000

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		428,938	
TOTAL MARKET OB/XF VALUE		2,530	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		731,468	
SOH/AGL Deduction		0	
ASSESSED VALUE		731,468	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		680,057	
TOTAL JUST VALUE		731,468	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,614	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101374	OTHER	1,400	08/18/2010
20080662	H/AC	3,500	04/23/2008
990085	ADDITION	20,000	03/22/1999
9683B	ADDITION	28,805	03/19/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/1440	6/30/2023	WD	U	I	11	100	
GRANTOR: WASHBURN FAMILY REALT							
GRANTEE: WASHBURN PETER D &							
2287/1167	6/26/2019	WD	Q	I	01	538,500	
GRANTOR: CAZELL BEN H & JANINE							
GRANTEE: WASHBURN FAMILY REA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 BAS=[YR=1997] N16 W30 S16 E30 \$ W44 S24									
FGR=[YR=1993] S20 E21 N7 FOP=[YR=1993] E18 S4 E7 N4 E8									
BAS=[YR=2004] S7 E2 S1 E9 N1 E4 N15 W23 S6 E8 S2 \$ N2 W8 N6									
W25 S8 \$ N8 W1 N5 W20 \$ E20 S5 E49 N29 \$.									