

ALL OF LOT OF LOT 18
OR 474/538 & 501/177 & 568/543
ALTA VISTA #2 PB 2/44

BURK JACK L & JULIA O
2128 HIGHLAND STREET
FERNANDINA BEACH, FL 32034-2532

2026

00-00-31-100B-0018-0010



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 60
Interior Floo	14	CARPET 40
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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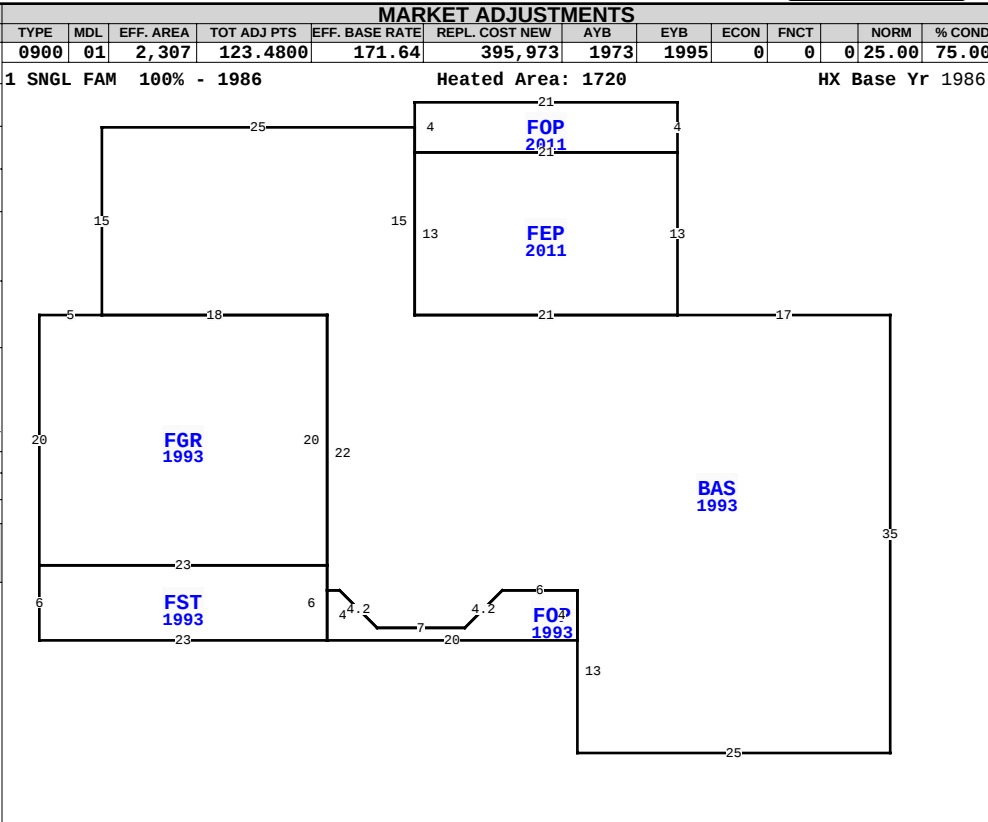
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	221,416
FEP	273	80	2011	218	28,064
FGR	460	55	1993	253	32,569
FOP	50	30	1993	15	1,931
FOP	84	30	2011	25	3,218
FST	138	55	1993	76	9,784

TOTALS	2,725			2,307	296,980
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0940	SHEDS/PORT	0	100	12	16			192.00
4	0350	CARPORT WD	0	100	8	16			128.00

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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2128 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
3	0940	SHEDS/PORT	0	100	12	16			36.00	100	2001	2001	3	20	1,382	
4	0350	CARPORT WD	0	100	8	16			13.00	100	2001	2001	3	20	333	

TOTAL OB/XF										1,715						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0006	R-1	100.00	157.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00

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				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				296,980	
TOTAL MARKET OB/XF VALUE				1,715	
TOTAL LAND VALUE - MARKET				300,000	
TOTAL MARKET VALUE				598,695	
SOH/AGL Deduction				429,194	
ASSESSED VALUE				169,561	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				118,090	
TOTAL JUST VALUE				598,695	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				587,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091766	REMODEL	800	12/29/2009
20091590	ADDITION	44,200	11/13/2009
20080255	OTHER	650	02/21/2008
20010103	GARAGE	5,000	01/26/2001
9593	REMODEL	12,500	02/12/1996
6516	REPAIR/RRF	2,500	05/02/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0568/0543	4/24/1989	WD	Q	V	06	2,600
GRANTOR: PETERSON PEARL						
GRANTEE: BURK JACK L						
0501/0177	10/16/1986	WD	U	V		4,000
GRANTOR: PETERSON PEARL						
GRANTEE: BURK JACK L & JULIA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W17FEP=[YR=2011] N13 FOP=[YR=2011] N4W21S4E21\$ W21S13E21\$ W21N15W25S15 FGR=[YR=1993] W5S20 FST=[YR=1993] S6 E23 FOP=[YR=1993] E20N4W6 D3 L3 W7 L3 U3 W1S4\$ N6W23\$ E23 N20W18\$ E18S22E1 D3 R3 E7 R3 U3 E6S13E25N35\$.									