LOT 125 &
LOT 106 FOREST HILLS 2 PB 2/77
OR 123/585 & OR 224/176

HANNER JOSEPH M JR & ELIZABETH
2031 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0125-0000

BUILDING CHARACTERISTICS

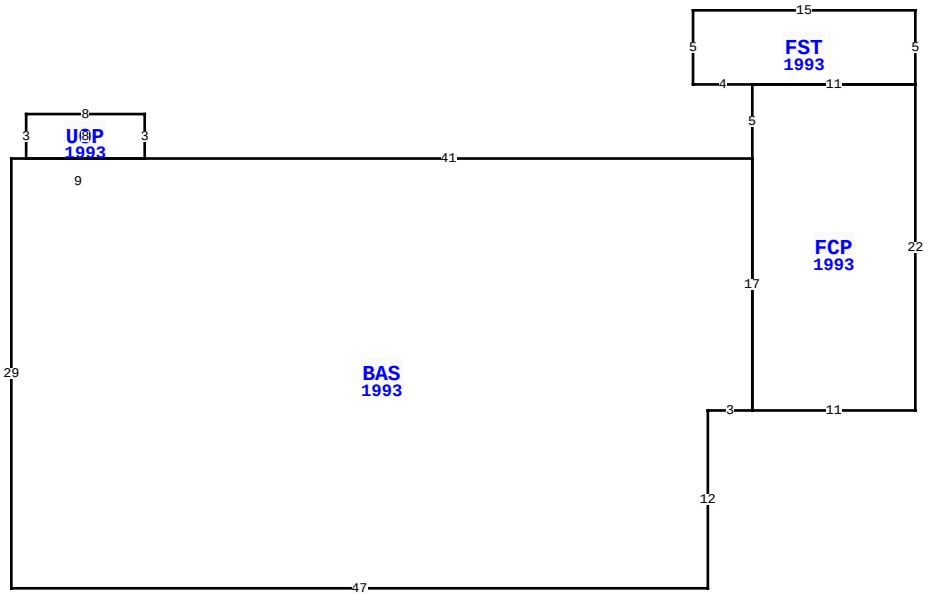
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1993	1,414	175,914
FCP	242	25	1993	60	7,465
FST	75	55	1993	41	5,101
UOP	24	20	1993	5	622
TOTALS	1,755			1,520	189,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,520	132.6000	184.31	280,151	1960	1980	0	0	0	32.50	67.50

1 SNGL FAM 100% - 0 Heated Area: 1414 HX Base Yr 1993



2031 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,102
TOTAL MARKET OB/XF VALUE		5,828
TOTAL LAND VALUE - MARKET		427,500
TOTAL MARKET VALUE		622,430
SOH/AGL Deduction		434,889
ASSESSED VALUE		187,541
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,130
TOTAL JUST VALUE		622,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8466	REPAIR/RRF	1,000	07/29/1994
7231	GARAGE	7,000	08/04/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0123/0585	1/01/1972	TA	Q	I		22,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 S5 E4 FCP=[YR=1993] S5 BAS=[YR=1993] W41 UOP=[YR=1993] N3 W8 S3 E8$ W9 S29 E47 N12 E3 N17$ S17 E11 N22 W11$ E11 N5$.

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	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1992	1992	3	20	5,376	
3	1242	WD DECK A	0	100	10	4	40.00	SF	10.00	10.00	100	1998	1998	3	20	80	
4	1242	WD DECK A	0	100	0	0	186.00	SF	10.00	10.00	100	1998	1998	3	20	372	

LAND DESCRIPTION

TOTAL OB/XF 5,828

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	101.00	110.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							
2	000100	C	RES	100	0006	R-1	95.00	101.00	1.00	LT		1.00	1.00	0.50	255,000.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 427,500 Market: 0 Agricultural: 0 Common: 427,500 PRINTED 07/09/2026 BY SYS