

LOT 127 & NW1/2 OF LOT 128
IN OR 1530/1645
FOREST HILLS 3 PB 3/46

EISENHOUR JOHN M & PILAR
2021 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0127-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 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. 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	1,581	100	1993	1,581	228,762
BAS	240	100	2003	240	34,727
DCK	288	10	2003	29	4,196
FGR	437	55	1993	240	34,727
FOP	15	30	1993	4	579

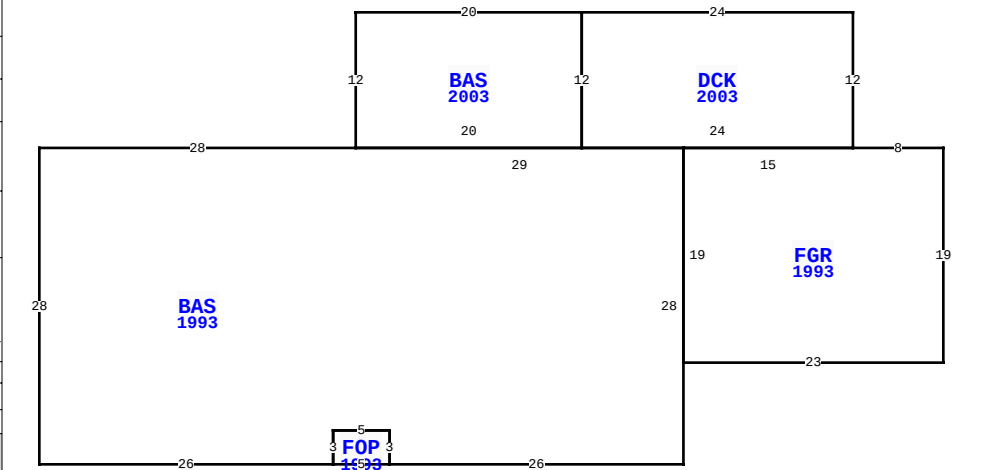
TOTALS	2,561			2,094	302,991
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00
7	0754	FOP	0	100	12	24	288.00	SF	15.00

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	150.00	158.00	1.00

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,094	122.1080	169.73	355,415	1975	1995		0	0	0 14.75	85.25	
1 SNGL FAM 100% - 2008 Heated Area: 1821 HX Base Yr 2008													



2021 HIGHLAND DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2								Tax Dist:	
BUILDING MARKET VALUE								302,991	
TOTAL MARKET OB/XF VALUE								2,464	
TOTAL LAND VALUE - MARKET								255,000	
TOTAL MARKET VALUE								560,455	
SOH/AGL Deduction								318,000	
ASSESSED VALUE								242,455	
TOTAL EXEMPTION VALUE								51,411	
BASE TAXABLE VALUE								191,044	
TOTAL JUST VALUE								560,455	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								533,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101687	WOOD FENCE	6,000	09/27/2010
20101613	STANDING SEAM ROO	28,850	09/17/2010
20040522	SCREEN ENCLOSURE	4,910	03/17/2004
7790	REPAIR/RRF	4,910	07/07/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/1645	10/17/2007	WD	Q	I		405,000	
GRANTOR: LASSERRE JUILE A							
GRANTEE: EISENHOUR JOHN M &							
1258/0987	9/10/2004	WD	U	I	07	100	
GRANTOR: PIKULA STEWART & PATR							
GRANTEE: LASSERRE JUILE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FGR=[YR=1993] W8 DCK=[YR=2003] N12 W24 BAS=[YR=2003] W20 S12 BAS=[YR=1993] W28 S28 E26 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E26 N28 W29 \$ E20 N12 \$ S12 E24 \$ W15 S19 E23 N19 \$									

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	150.00	158.00	1.00

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 255,000	Market: 0	Agricultural: 0	Common: 255,000	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	-------------------	---------------------------	-----------	-----------------	-----------------	---------------------------