LOT 130
IN OR 1186/193
FOREST HILLS 3 PB 3/46

KATZER SCOTT A & SUZIE G
2011 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0130-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 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

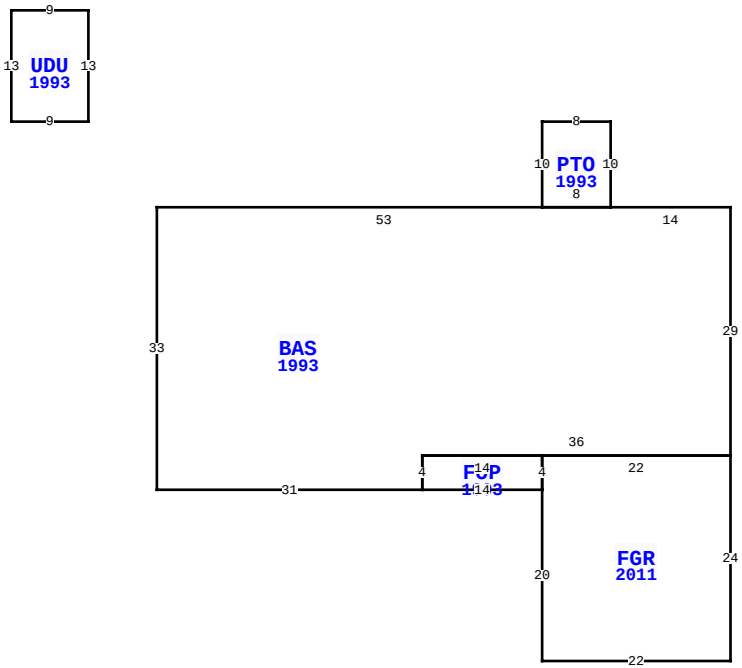
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,067	100	1993	2,067	286,943
FGR	528	55	2011	290	40,258
FOP	56	30	1993	17	2,360
PTO	80	5	1993	4	555
UDU	117	55	1993	64	8,885
TOTALS	2,848			2,442	339,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,442	121.1280	168.37	411,160	1964	2000	0	0	0	17.55	82.45

1 SNGL FAM 100% - 2004 Heated Area: 2067 HX Base Yr 2004



2011 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		339,001
TOTAL MARKET OB/XF VALUE		52,039
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		646,040
SOH/AGL Deduction		391,936
ASSESSED VALUE		254,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,693
TOTAL JUST VALUE		646,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121352	REPLACE DOOR & RO	2,381	07/10/2012
20120534	550SF WOOD DECK	18,800	03/30/2012
20102100	GARAGE	18,800	12/08/2010
20102101	REPAIR/RRF	4,800	12/08/2010
20101997	REMODEL	1,000	11/19/2010
20101998	REMODEL	1,000	11/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0193	11/04/2003	WD	Q	I		213,000
GRANTOR: TANNER LESLIE M & HAM						
GRANTEE: KATZER SCOTT A & SU						
0847/0403	9/01/1998	WD	Q	I		129,000
GRANTOR: STEPHENSON DONALD C &						
GRANTEE: TANNER LESLIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N10W8S10E8 $ W53 S33E31
FOP=[YR=1993] E14 FGR=[YR=2011] S20E22N24W22S4 $ N4W14 S4$
N4E36N29$ PTR=W75N10 UDU=[YR=1993] N13W9S13E9$ S10E75$.

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
2	0910	SCRN RM L	0	100	0	0	1,435.00	SF	15.00	15.00	100	1990	1990	3	20	4,305	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
7	1076	TRELLIS A	0	100	52	4	208.00	SF	7.50	7.50	100	2013	2013	3	90	1,404	
8	1242	WD DECK A	0	100	38	16	608.00	SF	10.00	10.00	100	2013	2013	3	50	3,040	
9	0820	WOOD WALK	0	100	0	0	168.00	SF	11.75	11.75	100	2013	2013	3	40	790	

LAND DESCRIPTION

TOTAL OB/XF 52,039

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	100.00	158.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

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