LOTS 131 & 132
IN OR 913/1706
FOREST HILLS #3 PB 3/46

WALKER SUZANNE
2005 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

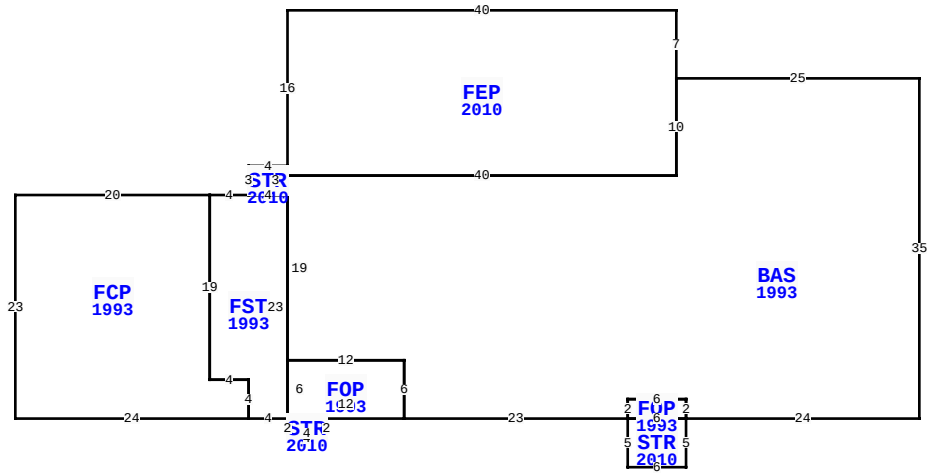
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	04	REIN CONC 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	1,791	100	1993	1,791	204,930
FCP	476	25	1993	119	13,616
FEP	680	80	2010	544	62,245
FOP	12	30	1993	4	458
FOP	72	30	1993	22	2,517
FST	168	55	1993	92	10,527
STR	8	10	2010	1	114
STR	12	10	2010	1	114
STR	30	10	2010	3	343
TOTALS	3,249			2,577	294,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,577	117.6000	163.46	421,236	1960	1985	0	0	0	30.00	70.00

1 SNGL FAM 100% - 2000 Heated Area: 1791 HX Base Yr 2000



2005 HIGHLAND DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		294,865
TOTAL MARKET OB/XF VALUE		51,400
TOTAL LAND VALUE - MARKET		382,500
TOTAL MARKET VALUE		728,765
SOH/AGL Deduction		458,104
ASSESSED VALUE		270,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,250
TOTAL JUST VALUE		728,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		562,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211311	SWIM POOL	0	06/22/2021
20091349	REPAIR/RRF	5,000	10/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0913/1706	12/30/1999	WD	Q	I	05	90,000
GRANTOR: BOURDEAU BROTHERS REA						
GRANTEE: WALKER SUZANNE						
0737/1374	8/28/1995	CT	U	I	14	705,000
GRANTOR: CLERK OF COURT						
GRANTEE: BOURDEAU BROTHERS R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 FEP=[YR=2010] N7 W40 S16 STR=[YR=2010] W4S3 FST=[YR=1993] W4 FCP=[YR=1993] W20 S23E24 N4W4N19$ S19E4S4E4 STR=[YR=2010] S2E4N2W4$ FOP=[YR=1993] E12N6 W12S6$ N23W4$ E4 N3$ S1E40N10$ S10W40S19E12S6 E23 STR=[YR=2010] S5E6N5 FOP=[YR=1993] N2 W6S2E6$ W6$ N2E6S2E24 N35$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1960	1960	3	20	1,400	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 51,400

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	200.00	158.00	1.00	LT		1.00	1.00	1.50	255,000.00	382,500.00	382,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 07/09/2026 BY SYS