LOT 150
FOREST HILLS #3 PB 3/46

DAVIS JESSA L & DOUGLAS LEE III
2002 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0150-0000

BUILDING CHARACTERISTICS

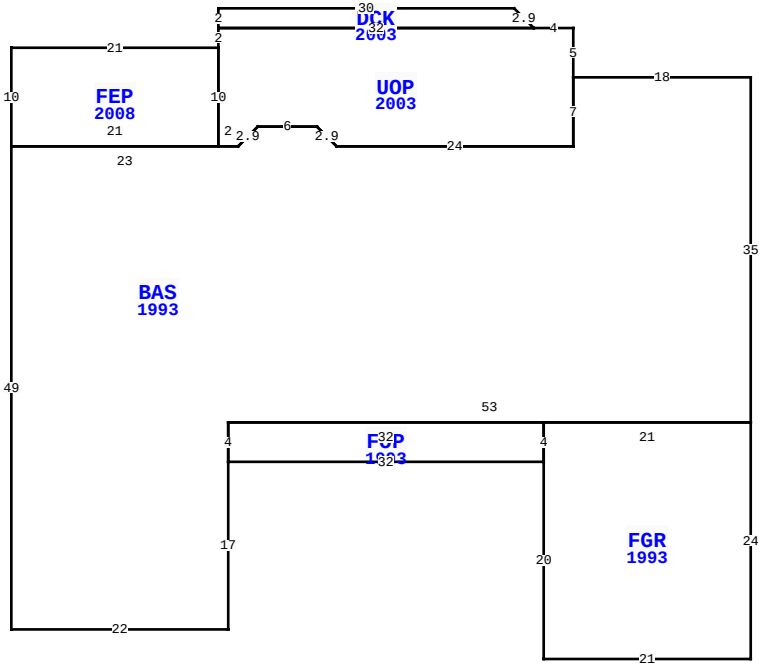
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,704	100	1993	2,704	523,033
DCK	62	10	2003	6	1,161
FEP	210	80	2008	168	32,496
FGR	504	55	1993	277	53,580
FOP	128	30	1993	38	7,350
UOP	416	20	2003	83	16,055
TOTALS	4,024			3,276	633,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,276	122.6544	203.61	667,026	1986	2015	0	0	0	5.00	95.00

1 SFR CUST 100% - 2023 Heated Area: 2704 HX Base Yr 2023



2002 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		723,709
TOTAL MARKET OB/XF VALUE		45,151
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,068,860
SOH/AGL Deduction		226,880
ASSESSED VALUE		841,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		790,569
TOTAL JUST VALUE		1,068,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,016,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163461	POOLHS	70,406	12/16/2016
20160469	KITRENOV	30,000	02/22/2016
20120237	XFOB	1	02/13/2012
20091619	XFOB	0	11/20/2009
20080690	REPAIR/RRF	6,953	04/25/2008
20060758	DEMOLITION	0	04/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/0679	6/14/2022	WD	Q	I	01	1,150,000
GRANTOR: BRYANT MELISSA M &						
GRANTEE: DAVIS JESS LEE & DO						
1970/1306	3/27/2015	WD	Q	I	01	412,500
GRANTOR: WARREN JAMES A III &						
GRANTEE: MURPHY EDWARD P & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18UOP=[YR=2003] N5W4 DCK=[YR=2003] U2 L2 W30 S2E32$ W32S2 FEP=[YR=2008] W21S10E21N10$ S10E2 U2 R2 E6 D2 R2 E24N7$ S7 W24 U2 L2 W6 L2 D2 W23 S49 E22 N17 FOP=[YR=1993] E32 FGR=[YR=1993] S20 E21 N24 W21 S4$ N4 W32 S4 $ N4 E53 N35 $.

EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	
5	0820	WOOD WALK	0	100	14	12	168.00	SF	4.70	4.70	100	1988	1988	3	40	316	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1988	1988	04	85	42,500	
9	0940	SHEDS/PORT	0	100	10	15	150.00	SF	30.00	30.00	100	2008	2008	3	27	1,215	

LAND DESCRIPTION

TOTAL OB/XF 45,151

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	123.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

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FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0150-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

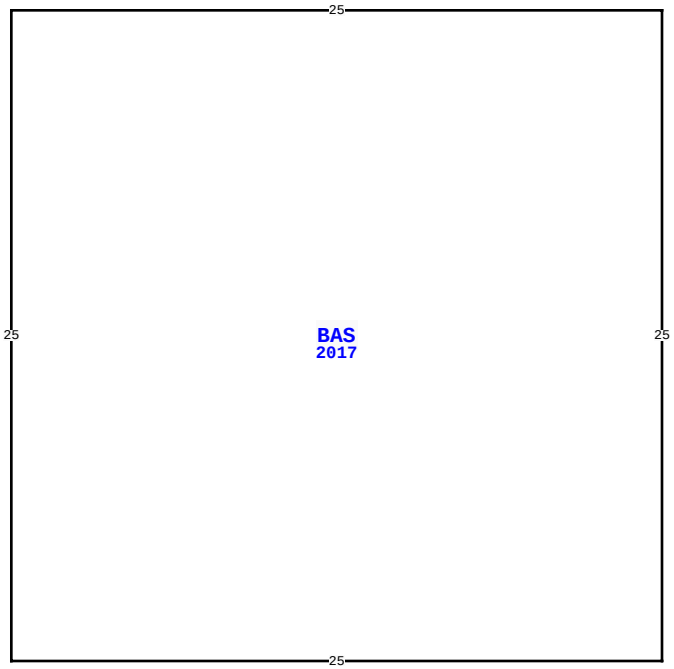
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	625	100	2017	625	90,035
TOTALS	625			625	90,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	625	142.1750	149.28	93,300	2017	2017	0	0	0	3.50	96.50

2 SINGLE FAM 100% - 2023 Heated Area: 625 HX Base Yr 2023



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TOTAL EXEMPTION VALUE	HX HB	51,411
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TOTAL JUST VALUE		1,068,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,016,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033288	XFOB	6,000	06/19/2003
4783	SWIM POOL	16,000	04/08/1988
3753	NEW CONSTR	70,000	06/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BRYANT MELISSA M &						
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1970/1306	3/27/2015	WD	Q	I	01	412,500
GRANTOR: WARREN JAMES A III &						
GRANTEE: MURPHY EDWARD P & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 S25 E25 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS