LOT 151
FOREST HILLS 3 PB 3/46

DOHERTY EDWARDS P & DENISE
2004 HIGHLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0151-0000

BUILDING CHARACTERISTICS

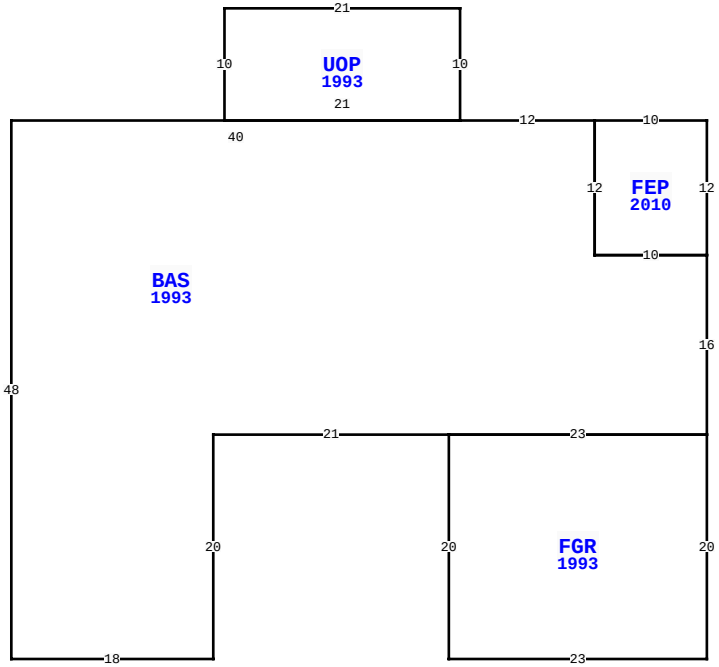
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,976	100	1993	1,976	258,279
FEP	120	80	2010	96	12,548
FGR	460	55	1993	253	33,069
UOP	210	20	1993	42	5,490
TOTALS	2,766			2,367	309,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,367	116.8160	162.37	384,330	1986	1986	0	0	0	19.50	80.50

1 SNGL FAM 100% - 2023 Heated Area: 1976 HX Base Yr 2023



2004 HIGHLAND DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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		309,386
TOTAL MARKET OB/XF VALUE		2,120
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		611,506
SOH/AGL Deduction		64,684
ASSESSED VALUE		546,822
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		495,411
TOTAL JUST VALUE		611,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3444	NEW CONSTR	62,750	10/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2575/1692	7/05/2022	WD	U	I	16	321,800
GRANTOR: WEBB WILLIAM N						
GRANTEE: DOHERTY EDWARD P &						
2575/1690	7/05/2022	WD	U	I	16	321,800
GRANTOR: WEBB SAMANTHA A						
GRANTEE: DOHERTY EDWARDS P &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2010] W10 BAS=[YR=1993] W12 UOP=[YR=1993] N10 W21S10 E21 $ W40 S48 E18 N20 E21 FGR=[YR=1993] S20 E23 N20 W23 $ E23 N16 W10 N12 $ S12 E10 N12 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	56	1,120	
4	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000	

LAND DESCRIPTION

TOTAL OB/XF 2,120

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	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