LOT 161
FOREST HILLS 3 PB 3/46

SCHMINKY JOSH & KARISSA
2044 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128C-0161-0000

BUILDING CHARACTERISTICS

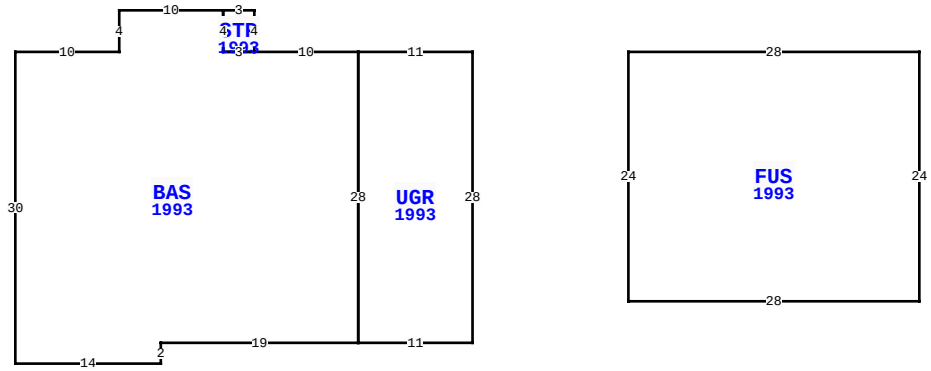
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	992	100	1993	992	150,003
FUS	672	100	1993	672	101,616
STP	12	10	1993	1	151
UGR	308	45	1993	139	21,019
TOTALS	1,984			1,804	272,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,804	124.0850	172.48	311,154	1960	2000	0	0	0	12.33	87.67

1 SNGL FAM 100% - 2026 Heated Area: 1664 HX Base Yr 2026



2044 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		272,789
TOTAL MARKET OB/XF VALUE		1,428
TOTAL LAND VALUE - MARKET		420,000
TOTAL MARKET VALUE		694,217
SOH/AGL Deduction		0
ASSESSED VALUE		694,217
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		637,806
TOTAL JUST VALUE		694,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110417	ELEC OTHER	400	03/23/2011
20110419	H/AC	5,000	03/23/2011
20070014	ELEC OTHER	0	01/04/2007
20062725	REPAIR/RRF	2,950	12/12/2006
959478	REMODEL	1,200	12/06/1995
5905	REMODEL	2,200	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/660	10/18/2024	WD	Q	I	01	873,000
GRANTOR: NISSEN GREGORY C						
GRANTEE: SCHMINKY JOSH & KAR						
2631/29	4/04/2023	QC	U	I	11	100
GRANTOR: NISSEN MARY ANN						
GRANTEE: NISSEN GREGORY C						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W11 BAS=[YR=1993] W10 STP=[YR=1993] N4 W3 S4 E3 $ W3 N4 W10 S4 W10 S30 E14 N2 E19 N28 $ S28 E11 N28 $ PTR= E15 FUS=[YR=1993] E28 S24 W28 N24 $ W15 $.

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
3	0350	CARPORT WD	0	100	12	15	180.00	SF	13.00	13.00	100	1961	1961	3	20	468	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 1,428

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	137.00	280.00	1.00	LT		1.00	1.00	1.40	300,000.00	420,000.00	420,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 420,000 Market: 0 Agricultural: 0 Common: 420,000 PRINTED 07/09/2026 BY SYS