LOT 194 (EX S-1)
OR 329 PG 580
FOREST HILLS # 4 PB 4/61

STEGER SAMUEL M & JOY J
2030 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-128D-0194-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SUNRISE 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	600,210
TOTAL MARKET VALUE	600,210
SOH/AGL Deduction	222,144
ASSESSED VALUE	378,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,066
TOTAL JUST VALUE	600,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0329/0580	1/21/1981	WD	Q	V		16,700

GRANTOR: FISHLER HERBERT WM &

GRANTEE: STEGER SAMUEL M & J

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000116	C	RES MARSH	0	0006	R-1	119.00	227.00	118.56	FF		1.00	1.00	0.75	6,750.00	5,062.50	600,210							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 0.00 Total Land Value: 600,210 Market: 0 Agricultural: 0 Common: 600,210 PRINTED 07/09/2026 BY SYS