

LOT W 72 FT OF E 215 FT OF
S 1361/2 FT OF N1/2 OF OUT
LOT 2 IN OR 497 PG 194

LEWIS CATHERINE LYNN &/GREEN NOAH RALPH
1502 HIGHLAND ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1600-0002-0040



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		05	AVERAGE 70		
Exterior Wall		16	WD FR STUC 30		
Roof Structure		08	IRREGULAR 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floo		15	HARDTILE 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		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	2,023	100	2012	2,023	224,489
FGR	568	55	2012	312	34,622
FOP	96	30	2012	29	3,218
FSP	310	40	2012	124	13,760
FST	24	55	2012	13	1,442
STR	30	10	2012	3	333
TOTALS				2,504	277,865

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,504	112.6080	118.24	296,073	2012	2012	0	0	6.15	93.85
1 SINGLE FAM 100% - 0 Heated Area: 2023 HX Base Yr 1987											
1502 HIGHLAND ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/06/2026 MLU											

TOTALS		3,051				2,504		277,865		1502 HIGHLAND ST, FERNANDINA BEACH										XF DATE		LAND DATE		05/06/2026		MLU	
EXTRA FEATURES												INC DATE						AG DATE									
L	OB/XF	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	1130	REINFR 6		0	100	74	4	296.00		SF	5.75		5.75		100	1985	1985	3	79	1,345							
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