

LOT 30
IN OR 2190/384
SELVA VERDA 2 PB 4/77

KNIGHT KRYSTAL A
6509 HIGHLAND POINTE PL
MONROE, GA 30656

2026

00-00-31-1686-0030-0000



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1073.00
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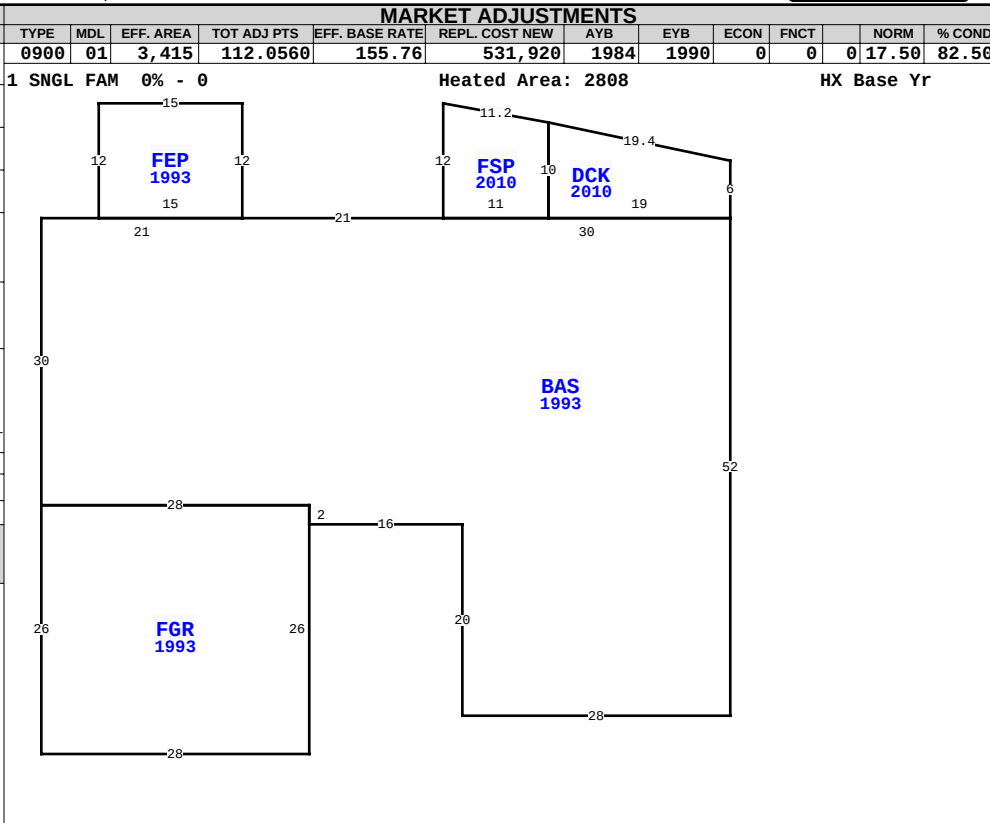
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,808	100	1993	2,808	360,834
DCK	152	10	2010	15	1,927
FEP	180	80	1993	144	18,504
FGR	728	55	1993	400	51,401
FSP	121	40	2010	48	6,168

TOTALS	3,989			3,415	438,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		R1-G	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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2408 LOS ROBLES, FERNANDINA BEACH	BLD DATE	LGL DATE	04/28/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803	
6	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30	21.30	100	2009	2009	3	31	792	

TOTAL OB/XF													2,595	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
	R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	:		

Total Acres: 0.00	Total Land Value: 350,000	Market: 0	Agricultural: 0	Common: 350,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										438,834	
TOTAL MARKET OB/XF VALUE										2,595	
TOTAL LAND VALUE - MARKET										350,000	
TOTAL MARKET VALUE										791,429	
SOH/AGL Deduction										146,570	
ASSESSED VALUE										644,859	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										644,859	
TOTAL JUST VALUE										791,429	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										727,925	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132850	SIDING	6,000	12/18/2013
20120676	REMODEL	950	04/18/2012
20120635	WIRING FOR BATH	400	04/13/2012
20120625	REMODEL MASTER BA	8,000	04/12/2012
20111591	REPAIR/RRF	460	09/09/2011
20111466	ELEC OTHER	800	08/25/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2190/0384	4/13/2018	WD	Q	I	01	450,000	
GRANTOR: LANE SAMUEL O & JUDIT							
GRANTEE: KNIGHT KRYSTAL A							
1399/1402	3/28/2006	WD	Q	I	01	100	
GRANTOR: LANE SAMUEL O & JUDIT							
GRANTEE: LANE SAMUEL O & JUD							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=2010] U4 L19 FSP=[YR=2010] U2 L11 S12									
BAS=[YR=1993] W21 FEP=[YR=1993] N12 W15 S12 E15\$ W21 S30									
FGR=[YR=1993] S26 E28 N26 W28\$ E28 S2 E16 S20 E28 N52 W30\$									
E11 N10\$ S10 E19 N6\$.									