

LOT 64
IN OR 2458/902
BUCKS FDNA BEACH #1 PB 2/30

BLACKLEY BRAE RIGGINS & SETH BARRIE
1553 N DANVILLE ST
ARLINGTON, VA 22201

2023

00-00-31-114A-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1052.00

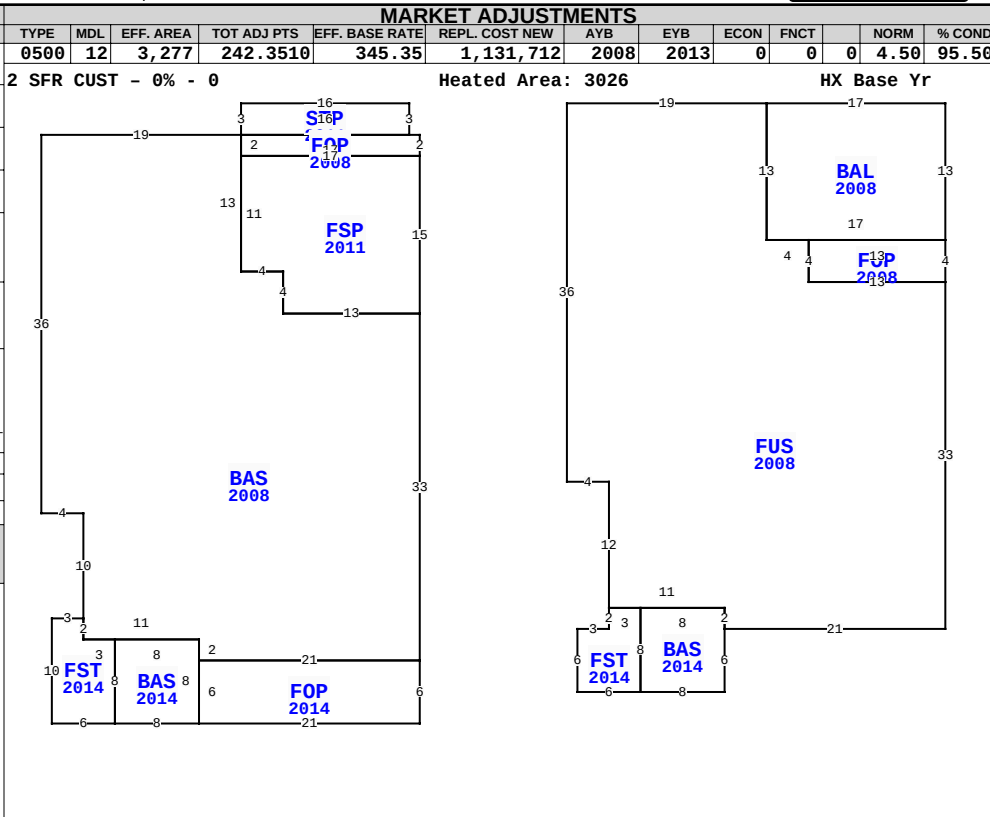
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	221	15	33	10,884
BAS	1,449	100	1,449	477,893
BAS	64	100	64	21,107
BAS	64	100	64	21,107
FOP	34	30	10	3,299
FOP	52	30	16	5,277
FOP	126	30	38	12,532
FSP	239	40	96	31,662
FST	42	55	23	7,586
FST	54	55	30	9,895
TOTALS	3,842		3,277	1,080,785

EXTRA FEATURES

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	0820	WOOD WALK	0	0	0	0		214.00	SF 11.75	11.75	100	1995	1995	3	40	1,006
5	0415	BEACHWALK	0	0	213	4		852.00	SF 5.75	5.75	100	1995	1995	3	20	980
6	0855	CONC PAVER	0	0	0	0		1,568.00	SF 10.00	10.00	100	2008	2008	3	90	14,112
7	0810	CONCRETE A	0	0	23	1		23.00	SF 6.50	6.50	100	2008	2008	3	90	135
8	0410	ELEVATOR	0	0	0	0		1.00	UT 10,000.00	10,000.00	100	2014	2014	3	100	10,000

LAND DESCRIPTION			TOTAL OB/XF 26,233													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000120	C	SFR OCN FT	0			50.00	290.00	50.00	FF		1.00	1.00	1.00	15,000.00	15,000.00

REVIEW DATE 08/26/2019 BY DJA



** This building has 12 Sub-Areas

2744 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE	01/06/2009	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			1,080,785
TOTAL MARKET OB/XF VALUE			26,233
TOTAL LAND VALUE - MARKET			750,000
TOTAL MARKET VALUE			1,857,018
SOH/AGL Deduction			0
ASSESSED VALUE			1,857,018
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,857,018
TOTAL JUST VALUE			1,857,018
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,901,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222671	XFOB	80,000	12/08/2022
20110138	XFOB	18,000	02/02/2011
20100087	XFOB	1,500	01/20/2010
20080770	GAS	600	05/07/2008
20080711	H/AC	8,250	04/29/2008
20080258	ELEC OTHER	1,400	02/21/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2458/0902	4/30/2021	WD Q	I	01	
GRANTOR: HARGROVE JANICE C ET					
GRANTEE: BLACKLEY BRAE RIGGI					
1652/1188	12/09/2009	WD Q	I	01	
GRANTOR: HOLMES RONALD R & ANN					
GRANTEE: HARGROVE JANICE C T					

BUILDING NOTES	
BUILDING DIMENSIONS	
STP=[YR=2011] W16 S3 BAS=[YR=2008] W19 S36E4 S10 FST=[YR=2014] W3 S10 E6 BAS=[YR=2014] E8 FOP=[YR=2014] E21 N6 W21 S6\$ N8 W8 S8\$ N8 W3 N2\$ S2 E11 S2 E21 N33 FSP=[YR=2011] N15 FOP=[YR=2008] N2 W17 S2 E17\$ W17 S11E4 S4 E13\$ W13 N4 W4 N13 \$ E16 N3\$ PTR= E15 FUS=[YR=2008] E19 BAL=[YR=2008] E17 S13 FOP=[YR=2008] S4 W13 N4 E13\$ W17N13\$S13 E4 S4 E13 S33 W21 BAS=[YR=2014] S6 W8 FST=[YR=2014] W6N6 E3 N2 E3 S8\$ N8 E8 S2\$ N2 W11 N12 W4 N36\$W15\$.	

Market: 0 Agricultural: 0 Common: 750,000 PRINTED 08/02/2023 BY SYS