

LOT 44 IN OR 913/1598  
THE RESIDENCE @ AMELIA  
LANDINGS #3 PB 5/251

HARBIN JOHN T  
2192 HIGHRIGGER PLACE  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0044-0000

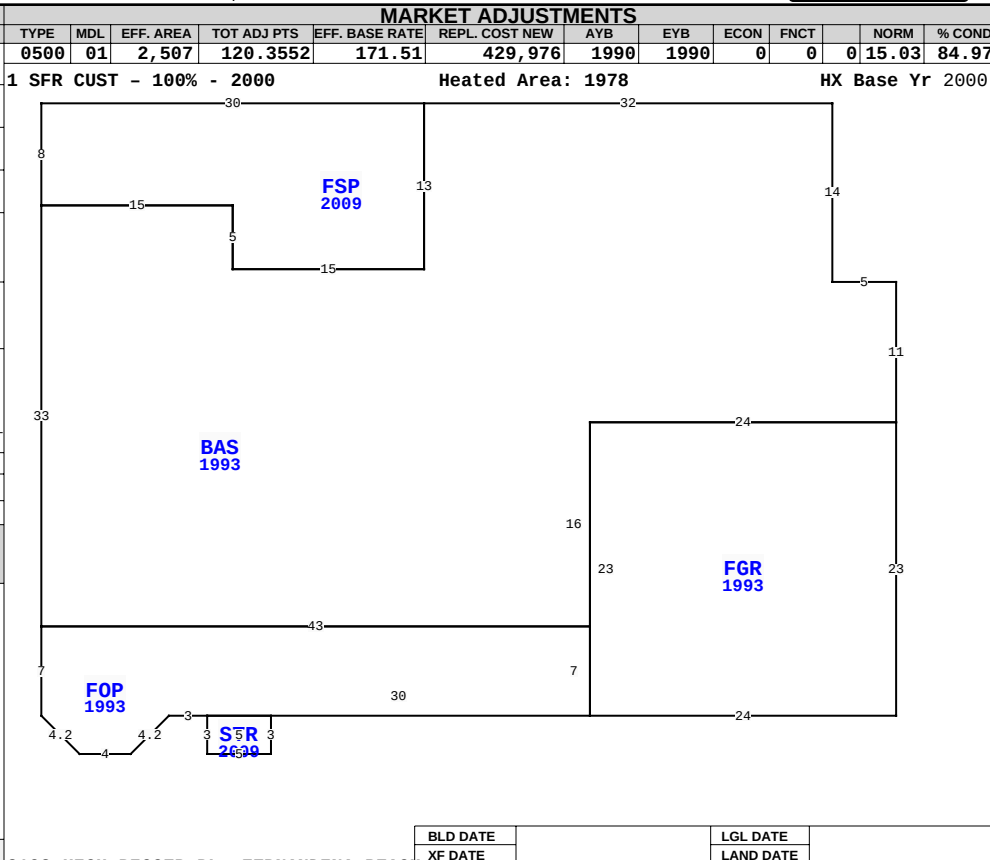


| BUILDING CHARACTERISTICS |         |                  |
|--------------------------|---------|------------------|
| ELEMENT                  | CD      | CONSTRUCTION     |
| Exterior Wall            | 10      | ABOVE AVG 90     |
| Exterior Wall            | 05      | AVERAGE 10       |
| Roof Structure           | 03      | GABLE/HIP 100    |
| Roof Cover               | 03      | COMP SHNGL 100   |
| Interior Wall            | 05      | DRYWALL 100      |
| Interior Floor           | 14      | CARPET 70        |
| Interior Floor           | 19      | MARBLE 30        |
| 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              |
| Occupancy                | 00      | NONE 100         |
| Quality                  | 04      | Quality Level 04 |
| DOR CODE                 | 0100    | SINGLE FAMILY    |
| MAP NUM                  |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC         | 1049.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,978            | 100         | 1,978        | 288,258              |
| FGR       | 552              | 55          | 304          | 44,303               |
| FOP       | 322              | 30          | 97           | 14,136               |
| FSP       | 315              | 40          | 126          | 18,362               |
| STR       | 15               | 10          | 2            | 291                  |
| TOTALS    | 3,182            |             | 2,507        | 365,351              |

| 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 |
|-----|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1990    | 1990        | 3 | 70     | 2,450           |       |
| 2   | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 1,142.00 | SF | 4.00     | 4.00           | 100       | 1990    | 1990        | 3 | 62     | 2,832           |       |
| 3   | 1242       | WD DECK A   | 0 100   | 12 | 16 | 192.00   | SF | 10.00    | 10.00          | 100       | 2003    | 2003        | 3 | 22     | 422             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 5,704    |     |      |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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                | 000100   | C   | SFR                  | 100 | 0003 |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 160,000.00 | 160,000.00     |



2192 HIGH RIGGER PL, FERNANDINA BEACH

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 2              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 365,351   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,704     |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 160,000   |  |             |   |
| TOTAL MARKET VALUE        |  | 531,055   |  |             |   |
| SOH/AGL Deduction         |  | 328,420   |  |             |   |
| ASSESSED VALUE            |  | 202,635   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 55,000    |  | HX HB WR    |   |
| BASE TAXABLE VALUE        |  | 147,635   |  |             |   |
| TOTAL JUST VALUE          |  | 531,055   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 404,960   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20100544   | REPAIR/RRF  | 300     | 04/01/2010 |
| 20090211   | REPAIR/RRF  | 900     | 02/18/2009 |
| B011785    | NEW CONSTR  | 2,000   | 08/03/2001 |
| 5747B      | NEW CONSTR  | 105,875 | 01/09/1990 |
| 5723       | REPAIR/RRF  | 16,000  | 12/15/1989 |

| SALES DATA                   |            |           |     |     |            |
|------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 0913/1598                    | 12/30/1999 | WD        | Q   | I   |            |
| GRANTOR: LAFEAR TERRECA G    |            |           |     |     | SALE PRICE |
| GRANTEE: HARBIN JOHN T & HOP |            |           |     |     | 188,000    |
| GRANTOR: LAFEAR JOHN M       |            |           |     |     |            |
| GRANTEE: LAFEAR TERRECA G    |            |           |     |     |            |

| BUILDING NOTES                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1993] W5 N14 W32 FSP=[YR=2009] W30 S8 E15 S5 E15 N13\$ S13 W15 N5 W15 S33 FOP=[YR=1993] S7 R3 D3 E4 R3 U3 E3 STR=[YR=2009] S3 E5 N3 W5 \$ E30 FGR=[YR=1993] E24 N23 W24 S23\$ N7 W43\$ E43 N16 E24 N11\$. |  |  |  |  |  |  |  |  |  |