

LOT 48
IN OR 1564/1415
THE RESIDENCE @ AMELIA

FRISBEE MICHELLE
2189 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

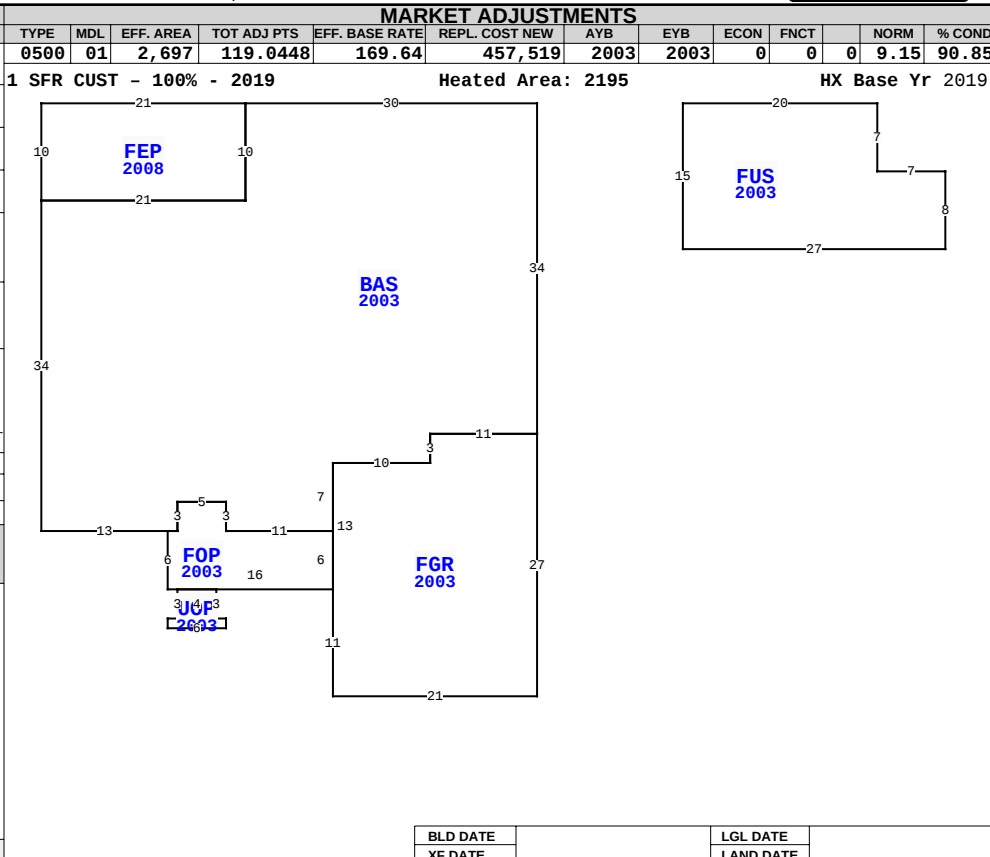
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	283,423
FEP	210	80	168	25,892
FGR	537	55	295	45,465
FOP	117	30	35	5,394
FUS	356	100	356	54,866
UOP	18	20	4	617

TOTALS	3,077		2,697	415,656
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	654.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	1242	WD DECK A	0	100	0	0	18.00	SF	10.00	10.00	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	
6	0861	POOL GUNIT	0	100	0	0	152.00	SF	85.00	85.00	
7	0830	FLAGSTONE	0	100	0	0	499.00	SF	12.00	12.00	
8	0462	ST/AL FNC	0	100	0	0	795.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	



2189 HIGH RIGGER PL, FERNANDINA BEACH											
TOTAL OB/XF 25,600											

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1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		415,656	
TOTAL MARKET OB/XF VALUE		25,600	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		601,256	
SOH/AGL Deduction		371,958	
ASSESSED VALUE		229,298	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		179,298	
TOTAL JUST VALUE		601,256	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		468,120	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101096	ELEC OTHER	1,000	07/06/2010
20100566	SWIM POOL	25,000	04/06/2010
20100567	OTHER	500	04/06/2010
20081273	XFOB	16,214	08/06/2008
B032960	NEW CONSTR	148,000	04/21/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1564/1415	5/05/2008	WD Q	I		
GRANTOR: SOARES LUIS B & LIGIA					SALE PRICE
GRANTEE: FRISBEE MICHELLE					410,000
1386/0054	2/01/2006	WD Q	I		
GRANTOR: ROGIC VLATKO & MIRA					455,000
GRANTEE: SOARES LUIS B & LIG					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W30 FEP=[YR=2008] W21 S10 E21 N10\$ S10 W21 S34 E13 FOP=[YR=2003] S6 E1 UOP=[YR=2003] S3 W1 S1 E6 N1 W1 N3 W4\$ E16 FGR=[YR=2003] S11 E21 N27 W11 S3 W10 S13\$ N6 W11 N3 W5 S3 W1\$ E1 N3 E5 S3 E11 N7 E10 N3 E11 N34\$ PTR=E15 FUS=[YR=2003] E20 S7 E7 S8 W27 N15 \$ W15\$.											