LOT 128
IN OR 2057/44
THE RESIDENCE @ AMELIA

LILLY KEVIN J & YOLANDA O
2487 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0128-0000

BUILDING CHARACTERISTICS

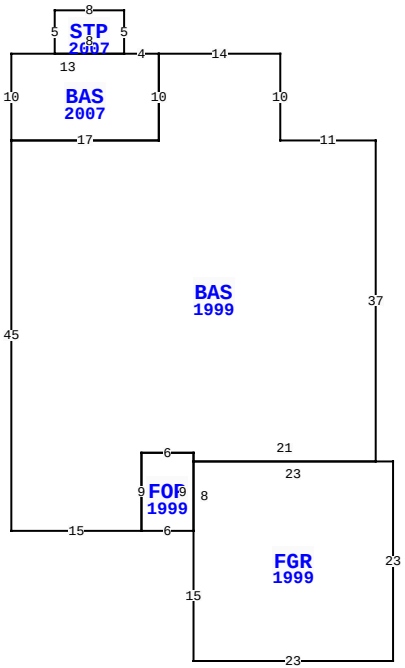
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,808	100	1,808	274,629
BAS	170	100	170	25,823
FGR	529	55	291	44,202
FOP	54	30	16	2,430
STP	40	10	4	607
TOTALS	2,601		2,289	347,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,289	116.6886	166.28	380,615	1999	2004	0	0	0	8.65	91.35

1 SFR CUST – 100% - 2017 Heated Area: 1978 HX Base Yr 2017



2487 HIGH RIGGER RD, 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		347,692
TOTAL MARKET OB/XF VALUE		4,238
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		511,930
SOH/AGL Deduction		183,618
ASSESSED VALUE		328,312
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		278,312
TOTAL JUST VALUE		511,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052619	REPAIR/RRF	2,000	09/07/2005
B984013	NEW CONSTR	101,895	07/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2057/0044	6/29/2016	PR	U	I	19	309,000
GRANTOR: HICKS PATRICIA K P/R						
GRANTEE: LILLY KEVIN J & YOL						
0798/0334	7/01/1997	WD	U	V	09	28,900
GRANTOR: AMELIA LANDINGS CO						
GRANTEE: HICKS TERRY J & FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W11 N10 W14 BAS=[YR=2007] W4 STP=[YR=2007] N5 W8 S5 E8$ W13 S10 E17 N10 $ S10 W17 S45 E15 FOP=[YR=1999] E6 FGR=[YR=1999] S15 E23 N23 W23 S8 $ N9 W6 S9 $ N9E6 S1 E21 N37 $.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	732.00	SF	6.50	6.50	100	1999	1999	3	79	3,759	
2	0820	WOOD WALK	0	100	34	3	102.00	SF	11.75	11.75	100	1999	1999	3	40	479	

LAND DESCRIPTION

TOTAL OB/XF 4,238

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	160,000							

REVIEW DATE 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS