

LOT 129
IN OR 1199/1271
THE RESIDENCE @ AMELIA

GARNER JOHN R
2489 HIGH RIGGER ROAD
FERNANDINA BEACH, FL 32034-4520

2023

00-00-31-1651-0129-0000



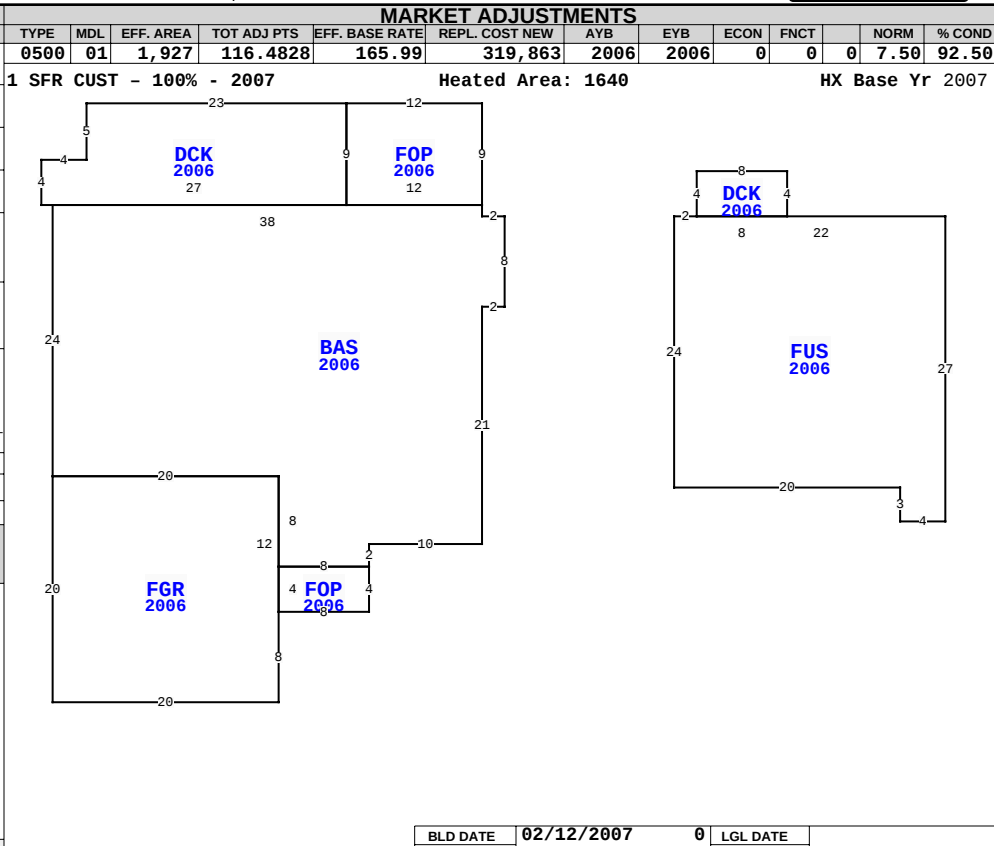
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,052	100	1,052	161,524
DCK	32	10	3	461
DCK	223	10	22	3,378
FGR	400	55	220	33,779
FOP	32	30	10	1,536
FOP	108	30	32	4,914
FUS	588	100	588	90,282
TOTALS	2,435		1,927	295,873

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
2	0811	CONCRETE B	0 100	0	0	709.00	SF	5.20	5.20	100	2006
3	0810	CONCRETE A	0 100	0	0	78.00	SF	6.50	6.50	100	2006
4	0450	PREFAB FNC	0 100	0	0	84.00	LF	8.00	8.00	100	2006

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



BLD DATE	02/12/2007	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
5,718											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		295,873	
TOTAL MARKET OB/XF VALUE		5,718	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		461,591	
SOH/AGL Deduction		216,195	
ASSESSED VALUE		245,396	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		195,396	
TOTAL JUST VALUE		461,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,168	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052262	OTHER	5,000	07/20/2005
20051945	H/AC	6,000	06/08/2005
20051946	ELEC OTHER	8,000	06/08/2005
20051900	NEW CONSTR	110,000	06/06/2005
20051253	DEMOLITION	1,000	02/15/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1199/1271	1/06/2004	WD	U	V	21
GRANTOR: KUITEMS FRANK D					
GRANTEE: GARNER JOHN R					
0851/0070	10/02/1998	WD	U	V	09
GRANTOR: AMELIA LANDINGS CO					
GRANTEE: KUITEMS FRANK D					

BUILDING NOTES											
BAS=[YR=2006] W2 N1 FOP=[YR=2006] N9 W12 DCK=[YR=2006] W23 S5 W4 S4 E27 N9\$ S9 E12\$ W38S24 FGR=[YR=2006] S20 E20 N8 FOP=[YR=2006] E8 N4 W8 S4\$ N12 W20\$ E20 S8 E8 N2 E10 N21 E2 N8\$ PTR=[YR=2006] E15 FUS=[YR=2006] E2 DCK=[YR=2006] N4 E8 S4 W8\$ E22 S27 W4 N3 W20 N24\$ W15\$.											