

LOT 130 IN OR 1193/1336
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

GRIFFIN THEODORE
2427 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0130-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2															
Exterior Wall	16	WD FR STUC 100	0500	01	2,281	112.1610	159.83	364,572	2006	2006	0	0	0	8.00	92.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2007													Heated Area: 1874														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007														
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 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	1,874	100	1,874	275,559																										
FGR	462	55	254	37,349																										
FOP	147	30	44	6,470																										
FSP	260	40	104	15,292																										
STP	49	10	5	735																										
TOTALS			2,792	2,281	335,406																									
EXTRA FEATURES			2427 HIGH RIGGER RD, FERNANDINA BEACH																											
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	2006	2006	3	91	3,185															
2	0811	CONCRETE B	0 100	0	0	683.00	SF	5.20	5.20	100	2006	2006	3	88	3,125															
3	0810	CONCRETE A	0 100	10	3	30.00	SF	6.50	6.50	100	2006	2006	3	88	172															
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 02/22/2017 BY DJX Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS																														