

LOT 132
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

ESTES FRANK O & JOHANNA H L/E/
2315 HIGH RIGGER ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0132-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

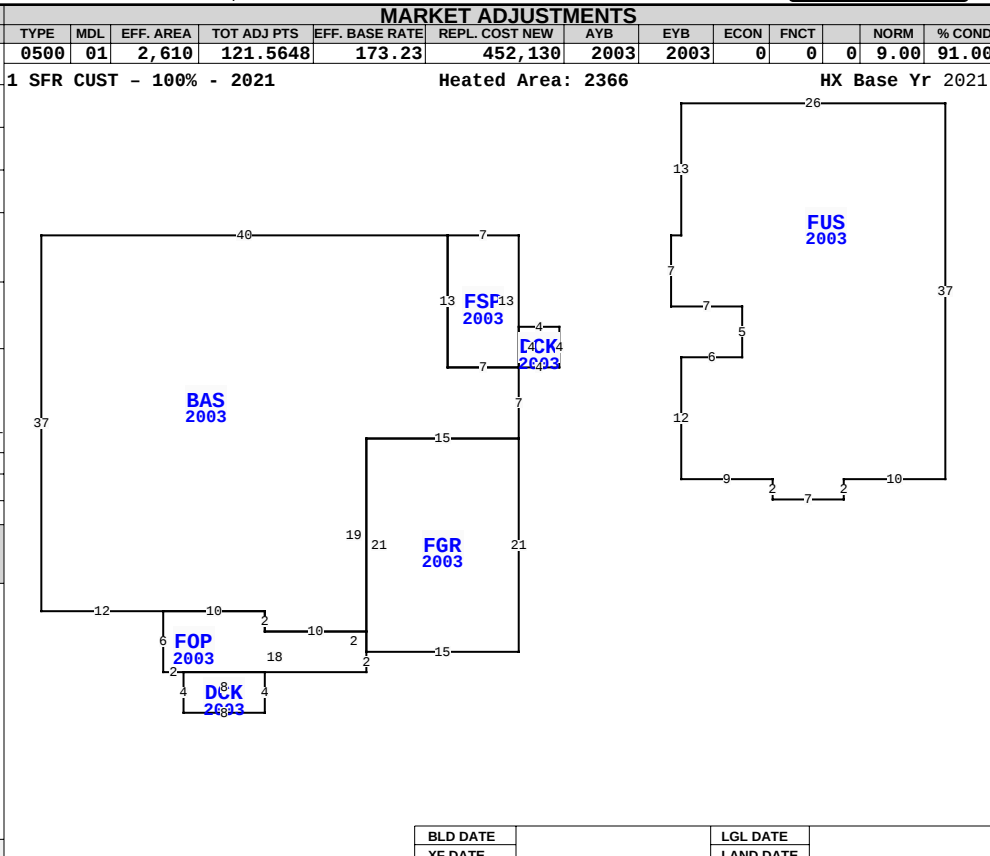
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,413	100	1,413	222,744
DCK	16	10	2	315
DCK	32	10	3	473
FGR	315	55	173	27,272
FOP	100	30	30	4,729
FSP	91	40	36	5,675
FUS	953	100	953	150,230

TOTALS	2,920		2,610	411,438
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	561.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	218.00	SF	6.50
3	0855	CONC PAVER	0	100	0	0	492.00	SF	10.00
4	0861	POOL GUNIT	0	100	0	0	306.00	SF	85.00
5	0911	SCRN RM A	0	100	0	0	799.00	SF	17.50
6	0855	CONC PAVER	0	100	0	0	493.00	SF	10.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

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



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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	411,438								
TOTAL MARKET OB/XF VALUE	55,483								
TOTAL LAND VALUE - MARKET	160,000								
TOTAL MARKET VALUE	626,921								
SOH/AGL Deduction	147,744								
ASSESSED VALUE	479,177								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	429,177								
TOTAL JUST VALUE	626,921								
NCON VALUE	51,843								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	435,618								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021131	SWIM POOL	0	03/09/2021
B021215	NEW CONSTR	94,000	07/16/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/1362	5/04/2022	WD	U	I	11	100	
GRANTOR: ESTES FRANK O & JOHAN							
GRANTEE: ESTES FAMILY REVOCA							
2413/1612	12/01/2020	TD	Q	I	02	490,000	
GRANTOR: GREEN HENRY B TRUST							
GRANTEE: ESTES FRANK O & JOH							

BUILDING NOTES									
BUILDING DIMENSIONS									
FSP=[YR=2003] W7 BAS=[YR=2003] W40 S37 E12 FOP=[YR=2003] S6 E2 DCK=[YR=2003] S4 E8 N4 W8 \$ E18 N2 FGR=[YR=2003] E15 N21 W15 S21 \$ N2 W10 N2 W10 \$ E10 S2 E10 N19 E15 N7 DCK=[YR=2003] E4 N4 W4 S4 \$ W7 N13 \$ S13 E7 N13 \$ PTR= E15 FUS=[YR=2003] E1 N13 E26 S37 W10 S2 W7 N2 W9 N12 E6 N5 W7 N7 \$ W15 \$.									