LOT 138
CONSERVATION ESMT PT OR689/357
THE RESIDENCE @ AMELIA

DADDARIO JOEY E
2226 HIGH RIGGER COURT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0138-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

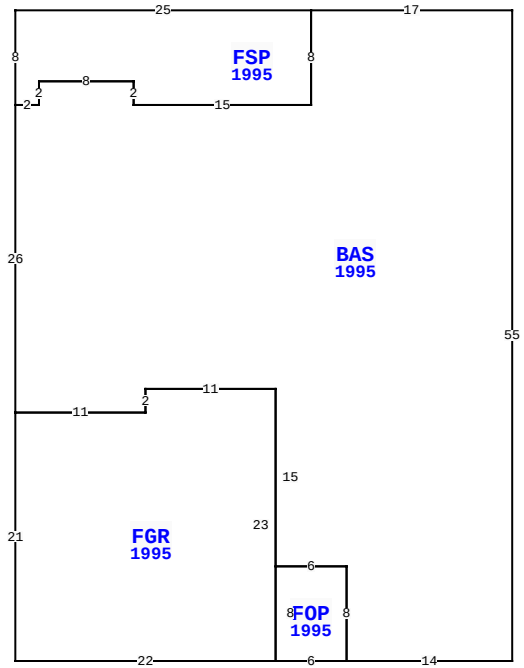
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,594	100	1,594	219,959
FGR	484	55	266	36,706
FOP	48	30	14	1,932
FSP	184	40	74	10,211
TOTALS	2,310		1,948	268,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,948	113.1900	161.30	314,212	1995	1995	0	0	0	14.45	85.55

1 SFR CUST – 100% - 2021 Heated Area: 1594 HX Base Yr 2021



2226 HIGH RIGGER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		268,808
TOTAL MARKET OB/XF VALUE		2,340
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		431,148
SOH/AGL Deduction		178,681
ASSESSED VALUE		252,467
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		197,467
TOTAL JUST VALUE		431,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052672	REPAIR/RRF	1,000	09/20/2005
B984590	REPAIR/RRF	16,300	11/30/1998
B969682	FOUNDATION	1,950	03/18/1996
B9113	NEW CONSTR	72,380	06/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0273	8/25/2020	WD	Q	I	01	396,000
GRANTOR: JOHNSON CAROL DENISE						
GRANTEE: DADDARIO JOEY E						
2042/1890	4/29/2016	QC	U	I	11	100
GRANTOR: JOHNSON CAROL DENISE						
GRANTEE: JOHNSON CAROL DENIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 FSP=[YR=1995] W25 S8 E2 N2 E8 S2 E15 N8 $ S8 W15 N2 W8 S2 W2 S26 FGR=[YR=1995] S21 E22 FOP=[YR=1995] E6 N8 W6 S8 $ N23 W11 S2 W11 $ E11 N2 E11 S15 E6 S8 E14 N55 $.

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	0811	CONCRETE B	0	100	0	0	576.00	SF	5.20	5.20	100	1995	1995	3	72	2,157	
2	0810	CONCRETE A	0	100	0	0	39.00	SF	6.50	6.50	100	1995	1995	3	72	183	

LAND DESCRIPTION

TOTAL OB/XF 2,340

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 06/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS