

LOT 139
IN OR 776/591
THE RESIDENCE AT AMELIA

COLE WILLIAM H & RACHEL A
2222 HIGH RIGGER CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0139-0000



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	05	AVERAGE 100	0500	01	1,918	110.1030	156.90	300,934	1994	1994	0	0	0	13.75	86.25	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 1997													Heated Area: 1588														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997														
Interior Wall	05	DRYWALL 100														VALUATION BY														
Interior Floo	14	CARPET 80														Tax Group: 2														
Interior Floo	08	SHT VINYL 20														Tax Dist:														
Air Condition	03	CENTRAL 100														BUILDING MARKET VALUE														
Heating Type	04	AIR DUCTED 100														TOTAL MARKET OB/XF VALUE														
Bedrooms	3	100														TOTAL LAND VALUE - MARKET														
Bathrooms	2	100														TOTAL MARKET VALUE														
Frame	02	WOOD FRAME 100														SOH/AGL Deduction														
Stories	1.	1. 100														ASSESSED VALUE														
Units	0	100														TOTAL EXEMPTION VALUE														
Occupancy	00	NONE 100	HX HB VX																											
Quality		04	Quality Level 04		BASE TAXABLE VALUE																									
DOR CODE		0100	SINGLE FAMILY		TOTAL JUST VALUE																									
MAP NUM			MKT AREA		01		NCON VALUE																							
NEIGHBORHOOD/LOC		1049.00		INCOME VALUE																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE																								
BAS		1,588	100	1,588	214,898																									
FGR		484	55	266	35,996																									
FOP		28	30	8	1,082																									
FOP		182	30	55	7,443																									
PTO		28	5	1	135																									
TOTALS		2,310		1,918	259,556																									
EXTRA FEATURES					2222 HIGH RIGGER CT, 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	0811	CONCRETE B	0	100	34	16	544.00	SF	5.20	5.20	100	1994	1994	3	70	1,980														
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1994	1994	3	70	137														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
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																														
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