

LOT 140
IN OR 1769/1574
THE RESIDENCE @ AMELIA

MOBBS STEPHEN P & EVELYNE O
2214 HIGH RIGGER CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-1651-0140-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	659	100	659	90,834
FGR	393	55	216	29,773
FOP	23	30	7	965
FUS	909	100	909	125,293
SFB	180	80	144	19,848

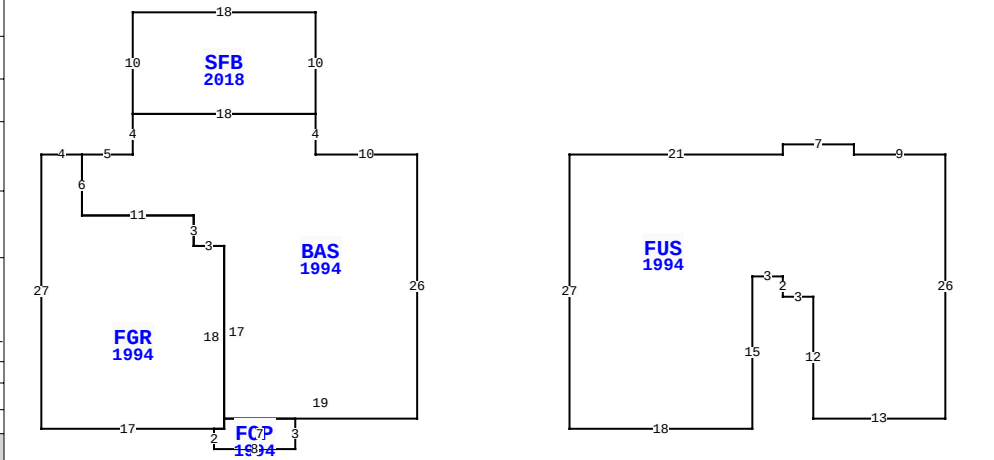
TOTALS	2,164		1,935	266,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0811	CONCRETE B	0 100	38	16	608.00	SF	5.20	
3	0810	CONCRETE A	0 100	8	3	24.00	SF	6.50	
4	0855	CONC PAVER	0 100	0	0	180.00	SF	10.00	

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

REVIEW DATE	06/28/2018	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	1,935	112.0581	159.68	308,981	1994	1994	0	0	0 13.68	86.32
1 SFR CUST - 100% - 2012				Heated Area: 1712				HX Base Yr 2012			



TOTAL OB/XF											
5,626											

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5,626											

REVIEW DATE	06/28/2018	BY	DJ
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Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		266,712	
TOTAL MARKET OB/XF VALUE		5,626	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		432,338	
SOH/AGL Deduction		209,048	
ASSESSED VALUE		223,290	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		173,290	
TOTAL JUST VALUE		432,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173370	GLASSSHED	40,045	10/27/2017
8259	NEW CONSTR	87,570	04/13/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1769/1574	12/16/2011	QC	U	I	11
GRANTOR: MOBBS FAMILY TRUST					
GRANTEE: MOBBS STEPHEN P & E					
1713/1489	12/01/2010	QC	U	I	11
GRANTOR: MOBBS STEPHEN P & EVE					
GRANTEE: MOBBS FAMILY TRUST					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1994] W10 N4 SFB=[YR=2018] N10 W18 S10 E18 \$ W18 S4 W5 FGR=[YR=1994] W4 S27 E17 FOP=[YR=1994] S2 E8 N3 W7 S1 W1 \$ E1 N18 W3 N3 W11 N6 \$ S6 E11 S3 E3 S17 E19 N26 \$ PTR= E15 FUS=[YR=1994] E21 N1 E7 S1 E9 S26 W13 N12 W3 N2 W3 S15 W18 N27 \$ W15 \$.					

TOTAL OB/XF											
5,626											

REVIEW DATE	06/28/2018	BY	DJ
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Total Acres: 0.00	Total Land Value: 160,000	Market: 0	Agricultural: 0
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Common: 160,000	PRINTED 08/02/2023 BY SYS
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