LOT 45
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

CHILDERS W DURAND
1850 SURFSIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0045-0000

BUILDING CHARACTERISTICS

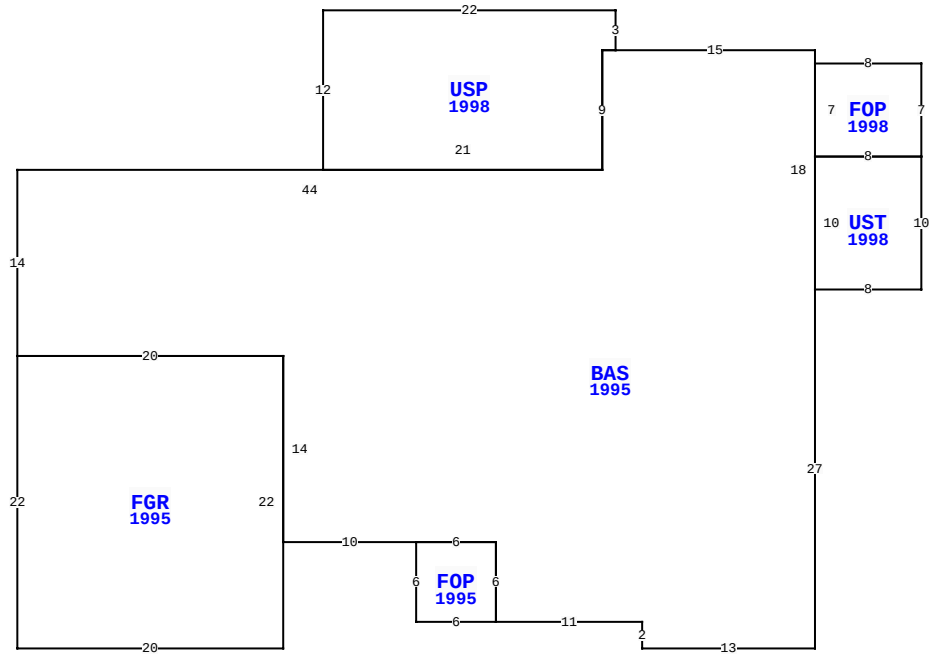
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,714	100	1,714	254,805
FGR	440	55	242	35,976
FOP	36	30	11	1,635
FOP	56	30	17	2,527
USP	255	30	76	11,298
UST	80	45	36	5,352
TOTALS	2,581		2,096	311,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,096	112.3668	168.55	353,281	1995	1999	0	0	0	11.80	88.20

1 SFR CUST – 0% - 2024 Heated Area: 1714 HX Base Yr



2194 HIGH RIGGER PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	311,594
TOTAL MARKET OB/XF VALUE	16,347
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	487,941
SOH/AGL Deduction	0
ASSESSED VALUE	487,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,941
TOTAL JUST VALUE	487,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	474,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090939	REPAIR/RRF	2,400	07/17/2009
B990693	SWIM POOL	15,840	06/18/1999
B984283	ADDITION	3,558	10/06/1998
B9217	NEW CONSTR	75,355	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/156	5/15/2024	WD	Q	I	02	520,000
GRANTOR: SMITH JACQUELYNE W						
GRANTEE: CHILDERS W DURAND						
2637/910	5/04/2023	FJ	U	I	11	0
GRANTOR: WATERS PATRICIA A EST						
GRANTEE: SMITH JACQUELYNE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=1998] N3 W22 S12 E21 N9 E1 $ W1 S9 W44 S14 FGR=[YR=1995] S22 E20 N22 W20 $ E20 S14 E10 FOP=[YR=1995] S6 E6 N6 W6 $ E6 S6 E11 S2 E13 N27 UST=[YR=1998] E8 N10 FOP=[YR=1998] N7 W8 S7 E8 $ W8 S10 $ N18 $.

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	0855	CONC PAVER	0	0	0	0	918.00	SF	7.00	7.00	100	2011	2011	3	92	5,912	
2	0855	CONC PAVER	0	0	0	0	78.00	SF	7.00	7.00	100	2011	2011	3	92	502	
3	0810	CONCRETE A	0	0	0	0	234.00	SF	6.50	6.50	100	1998	1998	3	75	1,141	
4	1242	WD DECK A	0	0	0	0	499.00	SF	10.00	10.00	100	1999	1999	3	20	998	
5	0861	POOL GUNIT	0	0	0	0	290.00	SF	85.00	85.00	100	1999	1999	3	23	5,670	
6	0845	KOOL DECK	0	0	0	0	367.00	SF	7.25	7.25	100	1999	1999	3	77	2,049	
7	0810	CONCRETE A	0	0	5	3	15.00	SF	6.50	6.50	100	1999	1999	3	77	75	

LAND DESCRIPTION

TOTAL OB/XF 16,347

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	0	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS