

LOT 48
IN OR 1564/1415
THE RESIDENCE @ AMELIA

FRISBEE MICHELLE
2189 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

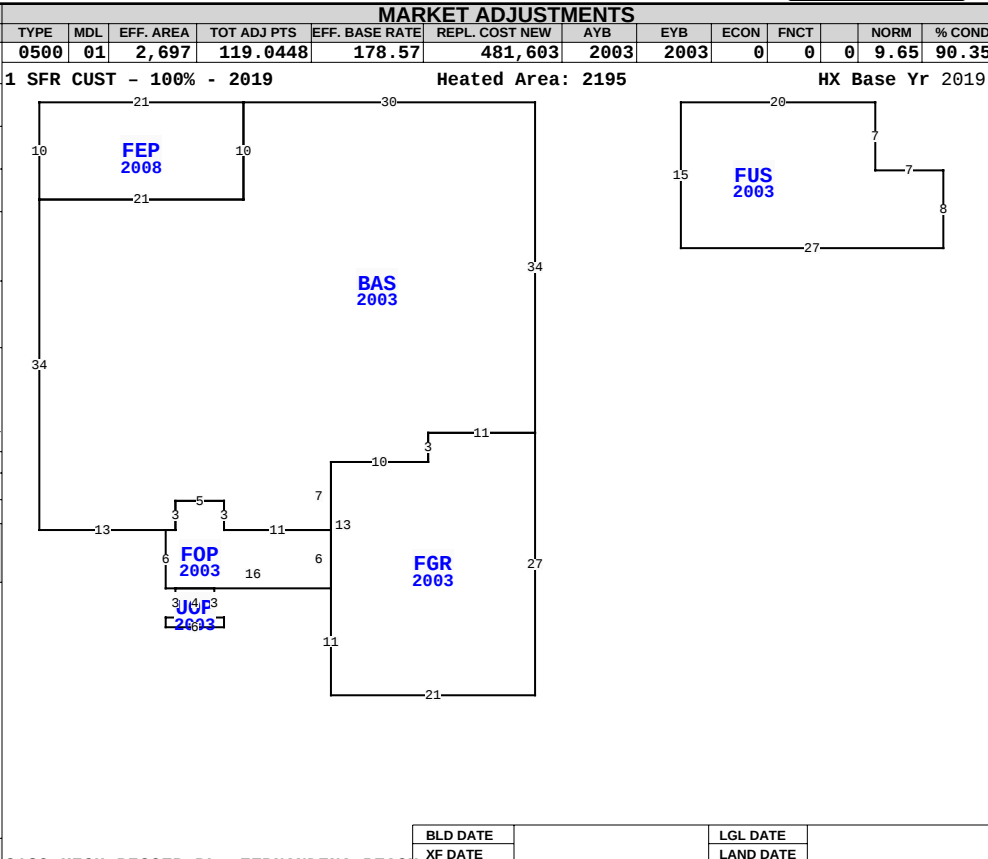
NEIGHBORHOOD/LOC 1049.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,839	100	1,839	296,700
FEP	210	80	168	27,105
FGR	537	55	295	47,595
FOP	117	30	35	5,647
FUS	356	100	356	57,436
UOP	18	20	4	645

TOTALS	3,077		2,697	435,128
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	1242	WD DECK A	0 100	0	0	18.00	SF	10.00	10.00
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10
6	0861	POOL GUNIT	0 100	0	0	152.00	SF	85.00	85.00
7	0830	FLAGSTONE	0 100	0	0	499.00	SF	12.00	12.00
8	0462	ST/AL FNC	0 100	0	0	795.00	SF	10.00	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	R-2	0.00	0.00	1.00



TOTAL OB/XF 24,591														
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
1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2003	2003	3	83
2	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50	100	2003	2003	3	83
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87
4	1242	WD DECK A	0 100	0	0	18.00	SF	10.00	10.00	100	2003	2003	3	21
5	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	2005	2005	3	24
6	0861	POOL GUNIT	0 100	0	0	152.00	SF	85.00	85.00	100	2010	2010	3	60
7	0830	FLAGSTONE	0 100	0	0	499.00	SF	12.00	12.00	100	2010	2010	3	91
8	0462	ST/AL FNC	0 100	0	0	795.00	SF	10.00	10.00	100	2010	2010	3	60

TOTAL OB/XF 24,591														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		435,128	
TOTAL MARKET OB/XF VALUE		24,591	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		619,719	
SOH/AGL Deduction		383,542	
ASSESSED VALUE		236,177	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		186,177	
TOTAL JUST VALUE		619,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		601,256	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101096	ELEC OTHER	1,000	07/06/2010
20100566	SWIM POOL	25,000	04/06/2010
20100567	OTHER	500	04/06/2010
20081273	XFOB	16,214	08/06/2008
B032960	NEW CONSTR	148,000	04/21/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1564/1415	5/05/2008	WD Q	I		
GRANTOR: SOARES LUIS B & LIGIA					SALE PRICE
GRANTEE: FRISBEE MICHELLE					
1386/0054	2/01/2006	WD Q	I		
GRANTOR: ROGIC VLATKO & MIRA					410,000
GRANTEE: SOARES LUIS B & LIG					455,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W30 FEP=[YR=2008] W21 S10 E21 N10\$ S10 W21 S34 E13 FOP=[YR=2003] S6 E1 UOP=[YR=2003] S3 W1 S1 E6 N1 W1 N3 W4\$ E16 FGR=[YR=2003] S11 E21 N27 W11 S3 W10 S13\$ N6 W11 N3 W5 S3 W1\$ E1 N3 E5 S3 E11 N7 E10 N3 E11 N34\$ PTR=E15 FUS=[YR=2003] E20 S7 E7 S8 W27 N15 \$ W15\$.									