

LOT 49
IN OR 1306/1134
THE RESIDENCE @ AMELIA

HARRIS THOMAS M &/YANDOH KATE
2187 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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

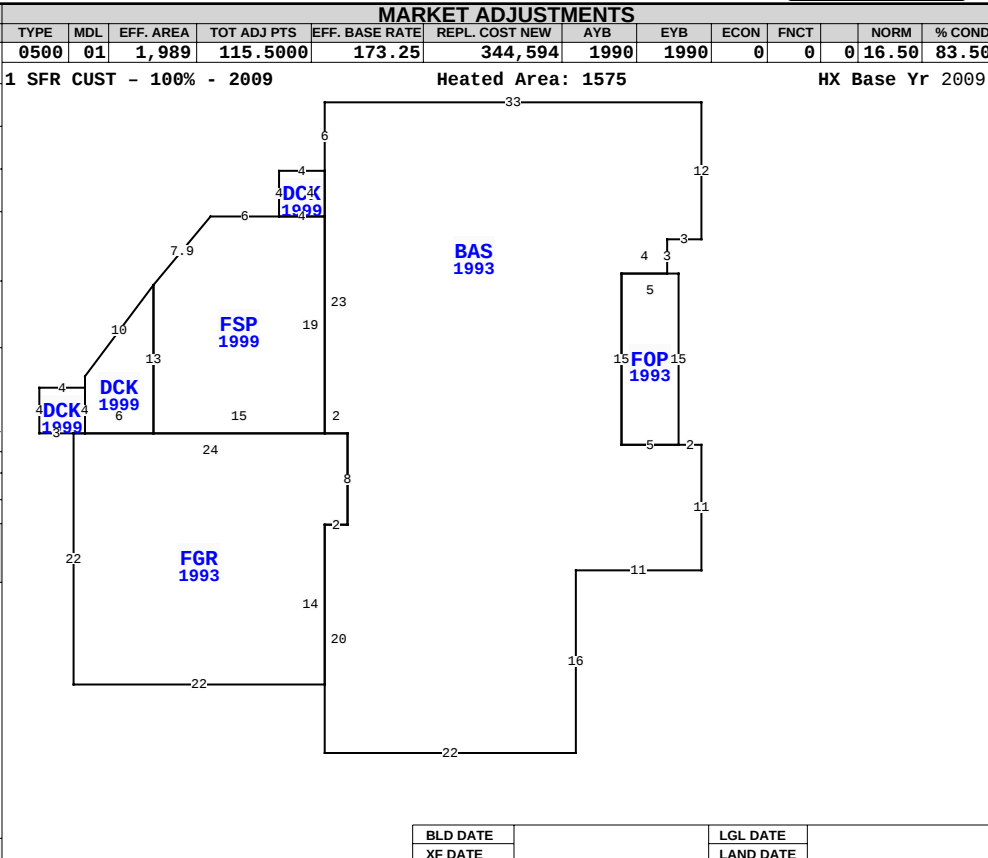
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	227,846
DCK	16	10	2	290
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DCK	54	10	5	723
FGR	500	55	275	39,783
FOP	75	30	22	3,183
FSP	270	40	108	15,624
TOTALS	2,506		1,989	287,736

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
2	0811	CONCRETE B	0 100	0	0	980.00	SF	5.20	5.20	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-2	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA



TOTAL OB/XF											
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Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										287,736	
TOTAL MARKET OB/XF VALUE										5,412	
TOTAL LAND VALUE - MARKET										160,000	
TOTAL MARKET VALUE										453,148	
SOH/AGL Deduction										216,120	
ASSESSED VALUE										237,028	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										187,028	
TOTAL JUST VALUE										453,148	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										440,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071824	REPAIR/RRF	7,585	09/25/2007
B991631	ADDITION	4,409	11/17/1999
6146	NEW CONSTR	69,500	08/27/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1306/1134	4/04/2005	WD	Q	I		283,500	
GRANTOR: HUSTON JOHN K & JEANI							
GRANTEE: HARRIS THOMAS M & K							
0687/1101	9/01/1993	WD	Q	I		97,000	
GRANTOR: SHARPE DENNIS & J E							
GRANTEE: HUSTON JOHN & JEANI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W33 S6 DCK=[YR=1999] W4 S4 FSP=[YR=1999] W6 L5 D6 DCK=[YR=1999] L6 D8 S1 DCK=[YR=1999] W4 S4 E3 FGR=[YR=1993] S22 E22 N14 E2 N8 W24\$ E1 N4\$ S4 E6 N13\$ S13 E15 N19 W4\$ E4 N4\$ S23 E2 S8 W2 S20 E22 N16 E11 N11 W2 FOP=[YR=1993] N15 W5 S15 E5\$ W5 N15 E4 N3 E3 N12\$.											

OTHER ADJUSTMENTS AND NOTES											

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