

LOT 126, PT LOT 124
IN OR 2547/253
THE RESIDENCE @ AMELIA

STEWART RONALD S & DIANNA SUE
2485 HIGH RIGGER ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0126-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 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	14 CARPET 80
Interior Floor	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
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NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,542	100	1,542	232,596
DCK	180	10	18	2,715
DCK	176	10	18	2,715
FGR	412	55	227	34,241
FOP	24	30	7	1,056

TOTALS	2,334	1,812	273,323
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EXTRA FEATURES		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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	708.00	SF	5.20	100	1996	1996	3	72	2,651	
3	0810	CONCRETE A	0	100	28	4	112.00	SF	6.50	100	1996	1996	3	72	524	

LAND DESCRIPTION		CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	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
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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	1,812	116.0250	174.04	315,360	1996	1996	0	0	0	13.33	86.67

1 SFR CUST - 100% - 2002

Heated Area: 1542

HX Base Yr 2002

Floor plan diagram showing various rooms and areas labeled with codes and years:

- DCK 2010**: Dimensions 12, 10, 4, 6, 4, 10, 12, 10.
- DCK 1996**: Dimensions 11, 8, 12, 4, 10, 12, 23, 4, 8, 11.
- BAS 1996**: Dimensions 34, 36, 11, 34.
- FGR 1996**: Dimensions 22, 20, 20, 14, 6, 22.
- FOP 1996**: Dimensions 4, 6, 10, 3, 11, 4, 14, 3, 10, 4, 6.

2485 HIGH RIGGER RD, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		273,323	
TOTAL MARKET OB/XF VALUE		5,940	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		439,263	
SOH/AGL Deduction		235,865	
ASSESSED VALUE		203,398	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		148,398	
TOTAL JUST VALUE		439,263	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		427,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101072	HVAC	4,500	06/29/2010
B969776	NEW CONSTR	77,311	04/24/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/0253	3/03/2022	WD	U	I	11	100
GRANTOR: STEWART RONALD S						
GRANTEE: STEWART RONALD & DI						
1013/1099	10/16/2001	WD	Q	I		150,000
GRANTOR: BENGE STEPHEN P & APR						
GRANTEE: STEWART RONALD S						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1996] W11 DCK=[YR=2010] N10 E4 N10 W12 S10 E4 S6 W4	
DCK=[YR=1996] W12 N8 W11 S12 E23 N4\$ S4 E8\$ W34 S34	
FGR=[YR=1996] S22 E20 N20 W14 N2 W6\$E6 S2 E14 N3	
FOP=[YR=1996] E4 N6 W4 S6\$ N6 E4 S6 E10 S3 E11 N36\$.	