

LOT 130 IN OR 1193/1336
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

GRIFFIN THEODORE
2427 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0130-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	13 LVT/LAMMT 50
Interior Floo	14 CARPET 50
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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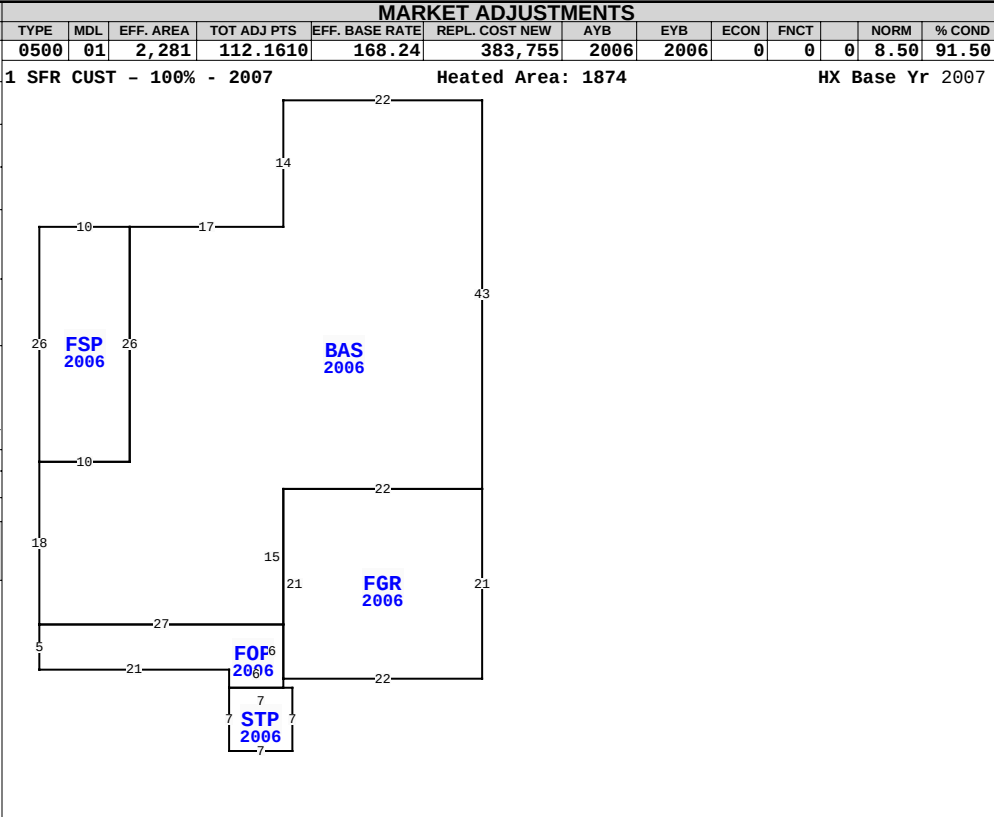
NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	288,483
FGR	462	55	254	39,101
FOP	147	30	44	6,774
FSP	260	40	104	16,010
STP	49	10	5	770

TOTALS	2,792	2,281	351,136
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	

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



2427 HIGH RIGGER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						351,136					
TOTAL MARKET OB/XF VALUE						6,410					
TOTAL LAND VALUE - MARKET						160,000					
TOTAL MARKET VALUE						517,546					
SOH/AGL Deduction						261,382					
ASSESSED VALUE						256,164					
TOTAL EXEMPTION VALUE						HX HB SX 100,000					
BASE TAXABLE VALUE						156,164					
TOTAL JUST VALUE						517,546					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						501,888					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053194	H/AC	6,000	12/15/2005
20052516	OTHER	5,000	08/24/2005
20052184	ELEC OTHER	2,000	07/11/2005
20051707	NEW CONSTR	100,000	04/29/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1193/1336	12/08/2003	WD	Q	V		69,000	
GRANTOR: KUITEMS FRANK							
GRANTEE: GRIFFIN THEODORE							
0851/0070	10/02/1998	WD	U	V	09	205,000	
GRANTOR: AMELIA LANDINGS CO							
GRANTEE: KUITEMS FRANK D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 S14 W17 FSP=[YR=2006] W10 S26 E10 N26\$ S26 W10 S18 FOP=[YR=2006] S5 E21 S2 STP=[YR=2006] S7 E7 N7 W7\$ E6 N1 FGR=[YR=2006] E22 N21 W22 S21\$ N6 W27\$ E27 N15 E22 N43\$.											

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