

BLAIR KENNETH W & ELLEN H
2217 HIGH RIGGER CT
FERNANDINA BEACH, FL 32034

00-00-31-1651-0134-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall14WD SHINGLE 50

Exterior Wall16WD FR STUC 50

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo12HARDWOOD 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame Stories UnitsOccupancy02WOOD FRAME 100
2.100
0100
NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1049.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREAMARKET VALUE

BAS1,5401001,540235,642

FGR4625525438,865

FOP12430375,662

FUS13130395,967

TOTALS3,1252,738418,953

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010014342.00SF6.506.5010020072007388240

20812CONCRETE C0100001,676.00SF4.004.00100200720073885,900

LAND DESCRIPTIONTOTAL OB/XF6,140

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTSUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRV

1000100CSFR1000003R-20.000.001.00LT1.001.001.00160,000.00160,000.00160,000REVIEW DATE06/19/2019BYDJATotal Acres: 0.00Total Land Value: 160,000Market: 0Agricultural: 0Common: 160,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECONFNCT

NORM%

%COND

0500012,738110.8800166.32455,38420072007008.0092.00

SFR CUST - 100% - 2016Heated Area: 2408HX Base Yr 2016

Basement Footprint (BAS) 2007

Footing Footprint (FOP) 2007

Footing Footprint (FGR) 2007

Footing Footprint (FUS) 2007

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE418,953

TOTAL MARKET OB/XF VALUE6,140

TOTAL LAND VALUE - MARKET160,000

TOTAL MARKET VALUE585,093

SOH/AGL Deduction239,084

ASSESSED VALUE346,009

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE296,009

TOTAL JUST VALUE585,093

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE566,369

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1897/172512/09/2013SWQQI01352,000

GRANTOR:DLJ MORTGAGE CAPITAL

GRANTEE:BLAIR KENNETH W & E

1874/18327/12/2013WDU I12447,200

GRANTOR:MOORE BRITT CLINTON &

GRANTEE:DLJ MORTGAGE CAPITA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W7 D2 L2 W2 FOP=[YR=2007] W28 S5E1 U2 R2 E6 D2 R2 E17 N5\$ S5 W17 U2 L2 W6 D2 L2 W1 S37FOP=[YR=2007] S7 E21 FGR=[YR=2007] S6 E22 N21 W22 S15\$ N7W10 D2 L2 W6 U2 L2 W1\$ E1 D2 R2 E6 U2 R2 E10 N8 E22N34\$ PTR=E15 FUS=[YR=2007] S15 E11 N4 E5 S9 E4 N4 E4 S21 E13N21 E5 N18 W14 S7 W17 N5 W11\$ W15\$.