LOT 139
IN OR 776/591
THE RESIDENCE AT AMELIA

COLE WILLIAM H & RACHEL A
2222 HIGH RIGGER CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

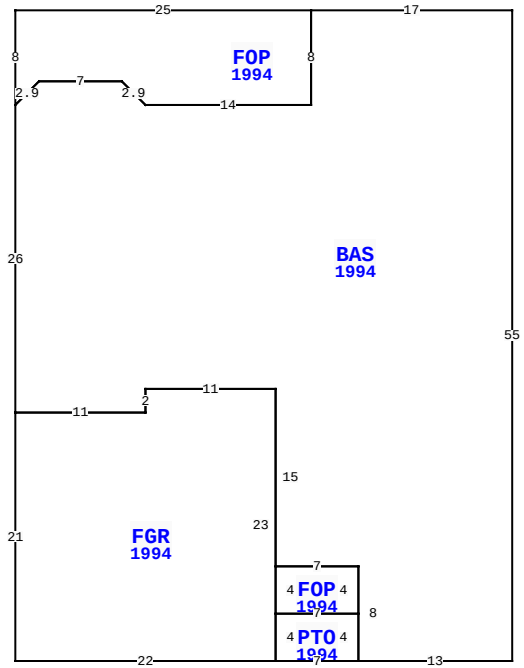
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,588	100	1,588	224,886
FGR	484	55	266	37,670
FOP	28	30	8	1,133
FOP	182	30	55	7,789
PTO	28	5	1	141
TOTALS	2,310		1,918	271,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,918	110.1030	165.15	316,758	1994	1994	0	0	0	14.25	85.75

1 SFR CUST – 100% - 1997 Heated Area: 1588 HX Base Yr 1997



2222 HIGH RIGGER CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		271,620
TOTAL MARKET OB/XF VALUE		2,057
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		433,677
SOH/AGL Deduction		291,029
ASSESSED VALUE		142,648
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		87,648
TOTAL JUST VALUE		433,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8384	NEW CONSTR	78,680	06/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/0591	11/06/1996	WD	Q	I		116,500
GRANTOR: JARREAU PHILLIP L & J						
GRANTEE: COLE WILLIAM H & RA						
0723/0422	2/02/1995	WD	Q	I		107,000
GRANTOR: TREVETT HOMES INC						
GRANTEE: JARREAU PHILLIP L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W17 FOP=[YR=1994] W25 S8 R2 U2 E7 D2 R2 E14 N8 $ S8 W14 U2 L2 W7 D2 L2 S26 FGR=[YR=1994] S21 E22 PTO=[YR=1994] E7 N4 FOP=[YR=1994] N4 W7 S4E7 $ W7 S4 $ N23 W11 S2 W11 $ E11 N2 E11 S15 E7 S8 E13 N55 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	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	0811	CONCRETE B	0	100	34	16	544.00	SF	5.20	5.20	100	1994	1994	3	68	1,924	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1994	1994	3	68	133	

LAND DESCRIPTION

TOTAL OB/XF 2,057

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS