

LOT 140
IN OR 1769/1574
THE RESIDENCE @ AMELIA

MOBBS STEPHEN P & EVELYNE O
2214 HIGH RIGGER CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0140-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	659	100	659	95,064
FGR	393	55	216	31,159
FOP	23	30	7	1,010
FUS	909	100	909	131,128
SFB	180	80	144	20,773

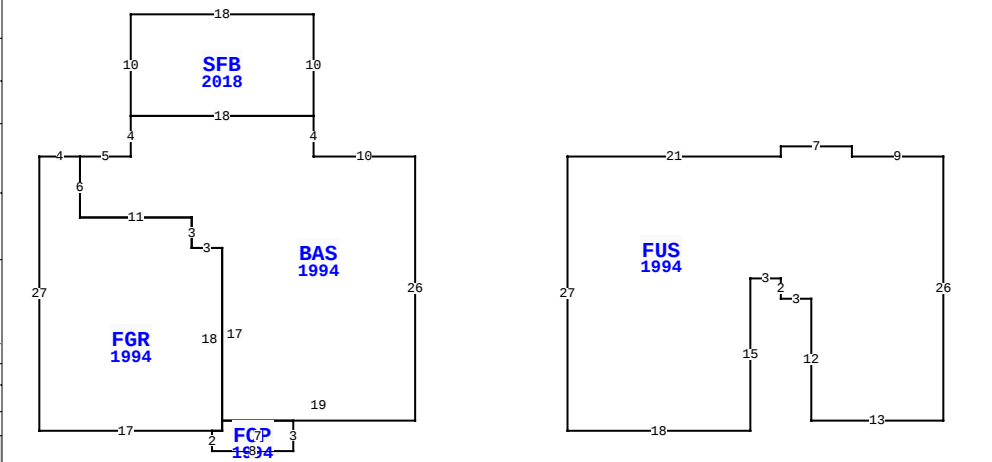
TOTALS	2,164		1,935	279,133
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	38	16	608.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
4	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	

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	

REVIEW DATE	05/12/2019	BY	KBA
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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	1,935	112.0581	168.09	325,254	1994	1994	0	0	0 14.18	85.82
1 SFR CUST - 100% - 2012						Heated Area: 1712			HX Base Yr 2012		



2214 HIGH RIGGER CT, FERNANDINA BEACH

TOTAL OB/XF											
5,522											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	279,133		
TOTAL MARKET OB/XF VALUE	5,522		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	444,655		
SOH/AGL Deduction	214,666		
ASSESSED VALUE	229,989		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	179,989		
TOTAL JUST VALUE	444,655		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	432,338		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173370	GLASSSHED	40,045	10/27/2017
8259	NEW CONSTR	87,570	04/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1769/1574	12/16/2011	QC	U	I	11	100
GRANTOR: MOBBS FAMILY TRUST						
GRANTEE: MOBBS STEPHEN P & E						
1713/1489	12/01/2010	QC	U	I	11	100
GRANTOR: MOBBS STEPHEN P & EVE						
GRANTEE: MOBBS FAMILY TRUST						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W10 N4 SFB=[YR=2018] N10 W18 S10 E18 \$ W18 S4 W5 FGR=[YR=1994] W4 S27 E17 FOP=[YR=1994] S2 E8 N3 W7 S1 W1 \$ E1 N18 W3 N3 W11 N6 \$ S6 E11 S3 E3 S17 E19 N26 \$ PTR= E15 FUS=[YR=1994] E21 N1 E7 S1 E9 S26 W13 N12 W3 N2 W3 S15 W18 N27 \$ W15 \$.											