PT OF LOT 141
THE RESIDENCE AT AMELIA
LANDINGS #3 REPLAT PB 5/382-3

HUGHES STEPHAN W & WENDY/HUGHES STEPHANIE ET AL
2202 HIGH RIGGER COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1651-0141-0000

BUILDING CHARACTERISTICS

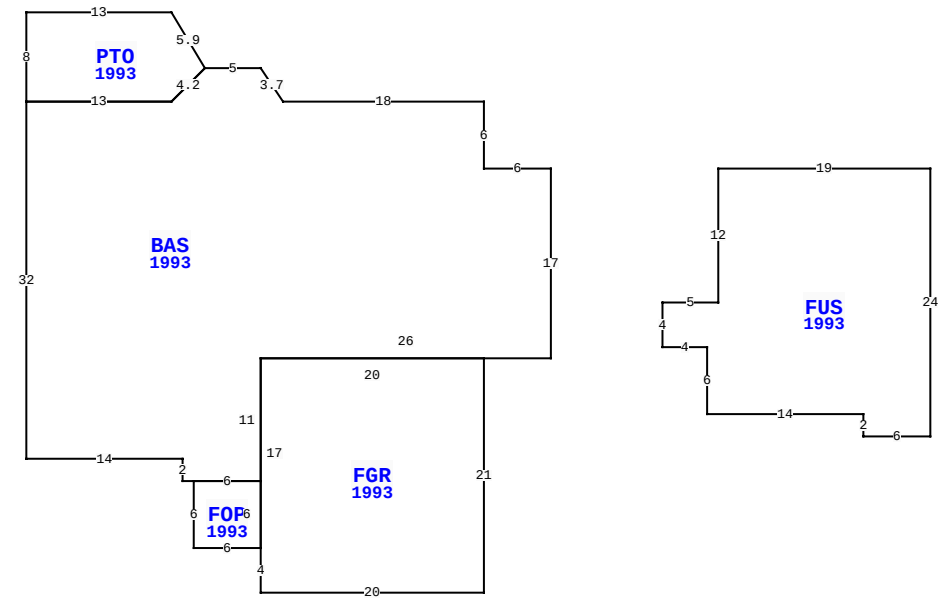
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1,271	189,428
FGR	420	55	231	34,428
FOP	36	30	11	1,640
FUS	456	100	456	67,962
PTO	116	5	6	894
TOTALS	2,299		1,975	294,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,975	116.8944	175.34	346,296	1993	1993	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2016 Heated Area: 1727 HX Base Yr 2016



2202 HIGH RIGGER CT, 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		294,352
TOTAL MARKET OB/XF VALUE		5,409
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		459,761
SOH/AGL Deduction		166,375
ASSESSED VALUE		293,386
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		243,386
TOTAL JUST VALUE		459,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0011767	REMODEL	4,000	08/02/2001
7711	NEW CONSTR	75,425	05/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2544/1932	3/01/2022	QC	U	I	11	23,500
GRANTOR: HUGHES STEPHAN W & WE						
GRANTEE: HUGHES STEPHAN W &						
2001/1192	9/08/2015	WD	Q	I	01	325,000
GRANTOR: REED ROGER L & PATRIC						
GRANTEE: HUGHES STEPHAN W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N6 W18 U3 L2 W5 PTO=[YR=1993] U5 L3 W13 S8 E13 U3 R3 $ D3 L3 W13 S32 E14 S2E1 FOP=[YR=1993] S6 E6 FGR=[YR=1993] S4 E20 N21 W20 S17$ N6 W6$ E6 N11E26 N17$ PTR=E15 FUS=[YR=1993] E19 S24 W6 N2 W14 N6 W4 N4E5 N12$ W15$
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EXTRA FEATURES

L N	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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	66	2,526	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1993	1993	3	66	180	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
4	0851	PATIO STON	0	100	0	0	182.00	SF	0.75	0.75	100	2003	2003	3	83	113	

LAND DESCRIPTION

TOTAL OB/XF 5,409

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/28/2023 BY TWA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS