UNIT 103
IN OR 2113/1758
CORAL SANDS OR 540/470-508

WIELGOSZ JAN
2193 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1225-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION	
Floor		1 100	1225000
Location	INTERIOR	INTERIOR 100	
View Lump Su	OCEAN	OCEAN 100	
Desirability	1ST FLOOR	1ST FLOOR 100	
Balcony	FOP/PATIO	FOP/PATIO 100	
Parking	OPEN	OPEN 100	
Bedrooms		2 100	
Bathrooms		1 100	
Oth Rooms		2 100	
Quality	03	Quality Level 03	
DOR CODE	0400	CONDOMINIUM	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1088.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	801			801	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
		801				1985	1985	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

426 S FLETCHER AVE 103, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	474,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	474,000
SOH/AGL Deduction	55,267
ASSESSED VALUE	418,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,733
TOTAL JUST VALUE	474,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081234	REPAIR/RRF	40,444	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2113/1758	4/06/2017	CT	U	I	18	177,100
GRANTOR: CLERK OF COURT						
GRANTEE: WIELGOSZ JAN						
1173/1857	9/22/2003	WD	U	I	12	225,000
GRANTOR: AMIN MAHANDRA						
GRANTEE: MCALPINE CHEREE L						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS