LOT 44 IN OR 913/1598
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

HARBIN JOHN T
2192 HIGHRIGGER PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0044-0000

BUILDING CHARACTERISTICS

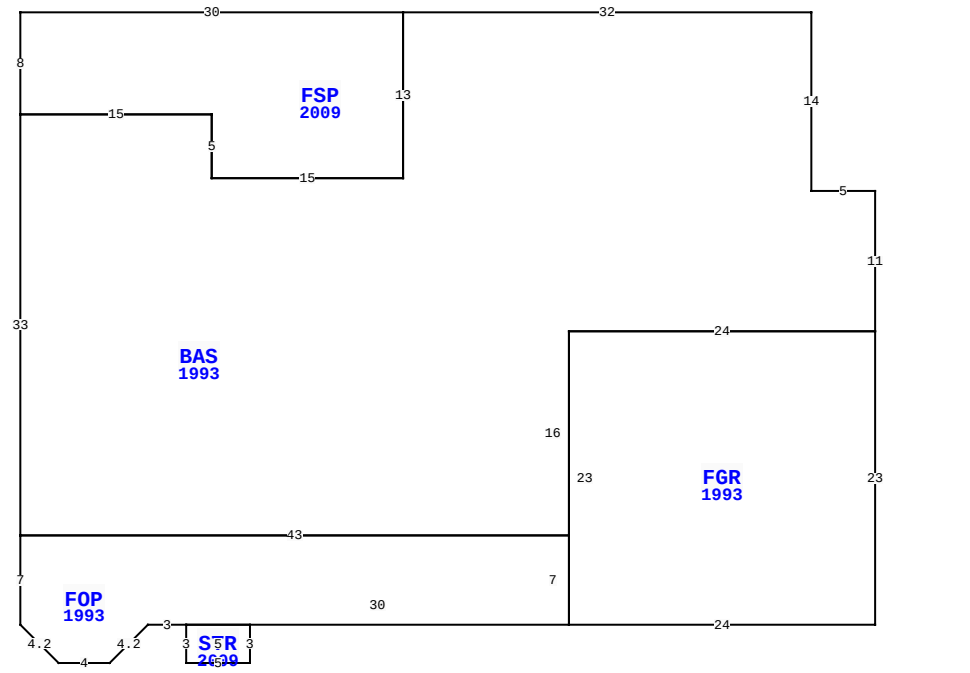
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1993	1,978	399,426
FGR	552	55	1993	304	61,388
FOP	322	30	1993	97	19,588
FSP	315	40	2009	126	25,444
STR	15	10	2009	2	404
TOTALS	3,182			2,507	506,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,507	151.3037	239.06	599,323	1990	1990	0	0	0	15.53	84.47

1 SFR CUST – 100% - 2000 Heated Area: 1978 HX Base Yr 2000



2192 HIGH RIGGER PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		506,248
TOTAL MARKET OB/XF VALUE		5,298
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		691,546
SOH/AGL Deduction		476,779
ASSESSED VALUE		214,767
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		159,045
TOTAL JUST VALUE		691,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100544	REPAIR/RRF	300	04/01/2010
20090211	REPAIR/RRF	900	02/18/2009
B011785	NEW CONSTR	2,000	08/03/2001
5747B	NEW CONSTR	105,875	01/09/1990
5723	REPAIR/RRF	16,000	12/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/1598	12/30/1999	WD	Q	I		188,000
GRANTOR: LAFEAR TERRECA G						
GRANTEE: HARBIN JOHN T & HOP						
0831/1584	4/29/1998	QC	Q	I	06	100
GRANTOR: LAFEAR JOHN M						
GRANTEE: LAFEAR TERRECA G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N14 W32 FSP=[YR=2009] W30 S8 E15 S5 E15 N13$ S13 W15 N5 W15 S33 FOP=[YR=1993] S7 R3 D3 E4 R3 U3 E3 STR=[YR=2009] S3 E5 N3 W5 $ E30 FGR=[YR=1993] E24 N23 W24 S23$ N7 W43$ E43 N16 E24 N11$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,142.00	SF	4.00	4.00	100	1990	1990	3	57	2,604	
3	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	2003	2003	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 5,298

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	RES	100	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 06/20/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS