

LOT 45
THE RESIDENCE @ AMELIA
LANDINGS #3 PB 5/251

CHILDERS W DURAND
2194 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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
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NEIGHBORHOOD/LOC	1049.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1995	1,714	335,495
FGR	440	55	1995	242	47,369
FOP	36	30	1995	11	2,153
FOP	56	30	1998	17	3,327
USP	255	30	1998	76	14,876
UST	80	45	1998	36	7,047

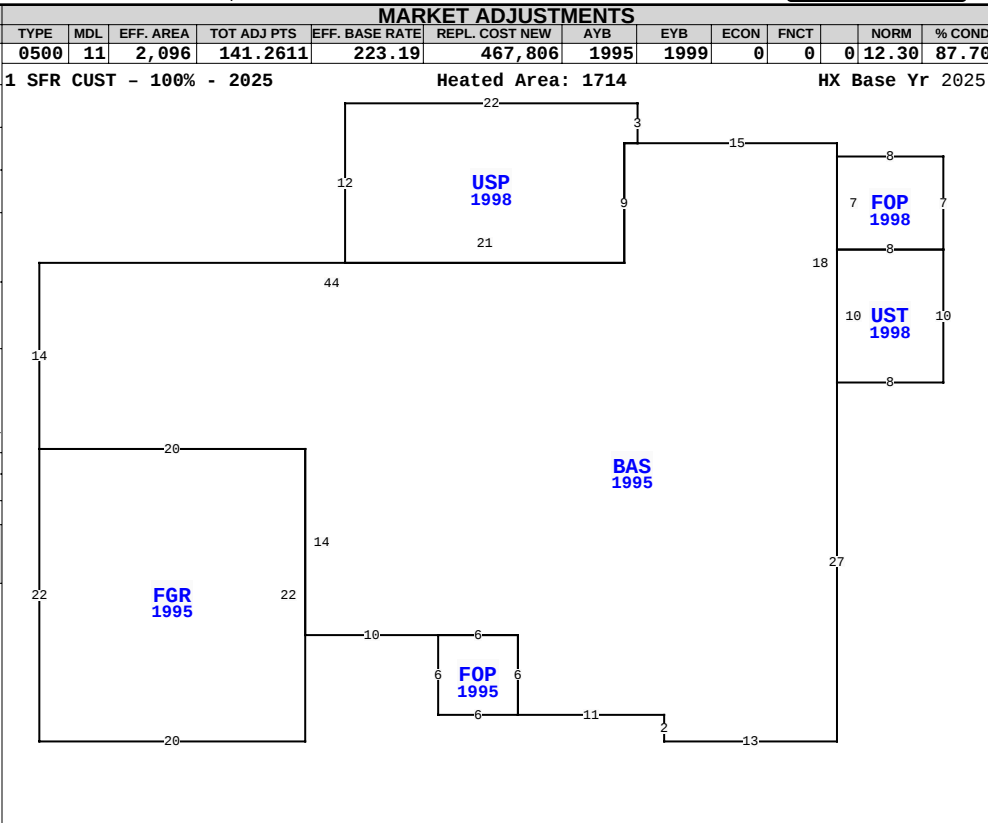
TOTALS	2,581			2,096	410,266
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EXTRA FEATURES

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	0855	CONC PAVER	0	100	0	0		918.00	SF 7.00	7.00	100	2011	2011	3	91	5,848
2	0855	CONC PAVER	0	100	0	0		78.00	SF 7.00	7.00	100	2011	2011	3	91	497
3	0810	CONCRETE A	0	100	0	0		234.00	SF 6.50	6.50	100	1998	1998	3	73	1,110
4	1242	WD DECK A	0	100	0	0		499.00	SF 10.00	10.00	100	1999	1999	3	20	998
5	0861	POOL GUNIT	0	100	0	0		290.00	SF 85.00	85.00	100	1999	1999	3	21	5,177
6	0845	KOOL DECK	0	100	0	0		367.00	SF 7.25	7.25	100	1999	1999	3	75	1,996
7	0810	CONCRETE A	0	100	5	3		15.00	SF 6.50	6.50	100	1999	1999	3	75	73

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



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

2194 HIGH RIGGER PL, FERNANDINA BEACH

TOTAL OB/XF																15,699
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		410,266
TOTAL MARKET OB/XF VALUE		15,699
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		605,965
SOH/AGL Deduction		0
ASSESSED VALUE		605,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		555,243
TOTAL JUST VALUE		605,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090939	REPAIR/RRF	2,400	07/17/2009
B990693	SWIM POOL	15,840	06/18/1999
B984283	ADDITION	3,558	10/06/1998
B9217	NEW CONSTR	75,355	07/25/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/156	5/15/2024	WD	U	I	37	520,000

GRANTOR: SMITH JACQUELYNE W
GRANTEE: CHILDERS W DURAND
2637/910 5/04/2023 FJ U I 11 0
GRANTOR: WATERS PATRICIA A EST
GRANTEE: SMITH JACQUELYNE W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=1998] N3 W22 S12 E21 N9 E1 \$ W1 S9 W44 S14 FGR=[YR=1995] S22 E20 N22 W20 \$ E20 S14 E10 FOP=[YR=1995] S6 E6 N6 W6 \$ E6 S6 E11 S2 E13 N27 UST=[YR=1998] E8 N10 FOP=[YR=1998] N7 W8 S7 E8 \$ W8 S10 \$ N18 \$.