LOT 46
IN OR 1615/1120
THE RESIDENCE @ AMELIA

THOMPSON DORENE
2193 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0046-0000

BUILDING CHARACTERISTICS

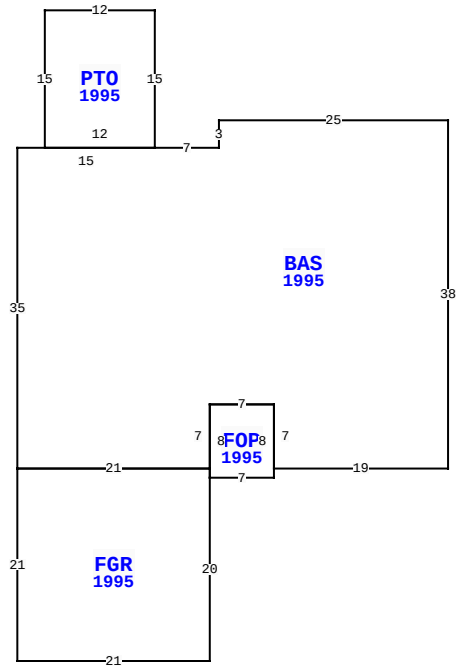
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1049.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1995	1,671	327,035
FGR	441	55	1995	243	47,558
FOP	56	30	1995	17	3,327
PTO	180	5	1995	9	1,761
TOTALS	2,348			1,940	379,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,940	141.0024	222.78	432,193	1995	1999	0	0	0	12.15	87.85

1 SFR CUST – 100% - 2025 Heated Area: 1671 HX Base Yr 2025



2193 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		379,682
TOTAL MARKET OB/XF VALUE		5,948
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		565,630
SOH/AGL Deduction		0
ASSESSED VALUE		565,630
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		514,908
TOTAL JUST VALUE		565,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102202	H/AC	4,600	12/29/2010
B9112	NEW CONSTR	73,285	06/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1615/1120	4/20/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: THOMPSON DORENE						
1292/1011	2/03/2005	WD	Q	I		307,500
GRANTOR: FASHINGBAUER DAVID J						
GRANTEE: JONSSON ERLING & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S3 W7 PTO=[YR=1995] N15 W12 S15 E12 $ W15 S35 FGR=[YR=1995] S21 E21 N20 FOP=[YR=1995] E7 N8 W7 S8 $ N1 W21 $ E21 N7 E7 S7 E19 N38 $.

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	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,209.00	SF	4.00	4.00	100	1995	1995	3	68	3,288	

LAND DESCRIPTION

TOTAL OB/XF 5,948

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 05/11/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS