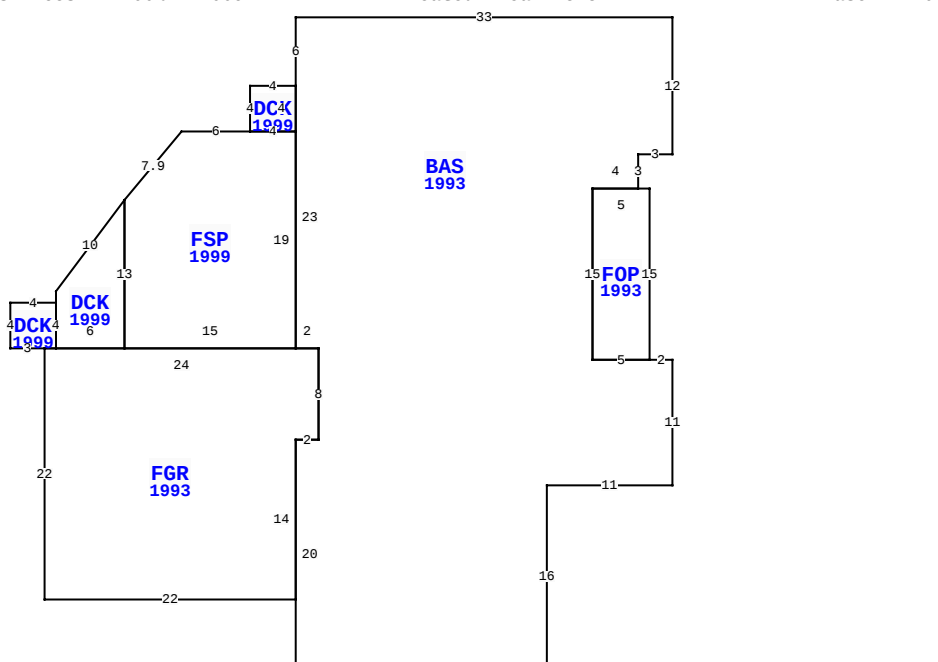


HARRIS THOMAS M &/YANDOH KATE
2187 HIGH RIGGER PL
FERNANDINA BEACH, FL 32034

00-00-31-1651-0049-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																		
ELEMENT	CD	16	WD FR STUC 100	0500	11	1,989	145.2000	229.42	456,316	1990	1990	ECON	FNCT	0	0	17.00	83.00	STANDARD																				
Exterior Wall	03	GABLE/HIP 100	1 SFR CUST - 100% - 2009																Heated Area: 1575										HX Base Yr 2009									
Roof Structur	03	COMP SHNGL 100																	VALUATION BY										TAX DIST:									
Roof Cover	05	DRYWALL 100																	BUILDING MARKET VALUE										378,742									
Interior Wall	14	CARPET 80																	TOTAL MARKET OB/XF VALUE										5,215									
Interior Floo	03	SHT VINYL 20																	TOTAL LAND VALUE - MARKET										180,000									
Interior Floo	08	CENTRAL 100																	TOTAL MARKET VALUE										563,957									
Air Condition	04	AIR DUCTED 100																	ASSESSED VALUE										243,902									
Heating Type																			SOH/AGL Deduction										320,055									
Bedrooms		3 100																	TOTAL EXEMPTION VALUE										50,722									
Bathrooms		2 100																	BASE TAXABLE VALUE										193,180									
Frame	02	WOOD FRAME 100																	TOTAL JUST VALUE										563,957									
Stories	1.	1. 100	NCON VALUE										0																									
Units	0	0 100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										453,148																									
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	1,575	100	1993	1,575	299,910																																	
DCK	16	10	1999	2	381																																	
DCK	16	10	1999	2	381																																	
DCK	54	10	1999	5	952																																	
FGR	500	55	1993	275	52,366																																	
FOP	75	30	1993	22	4,189																																	
FSP	270	40	1999	108	20,565																																	
TOTALS		2,506		1,989	378,742																																	
EXTRA FEATURES		2187 HIGH RIGGER PL, FERNANDINA BEACH																																				
L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF 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	0811	CONCRETE B	0 100	0	0	980.00	SF	5.20	5.20	100	1990	1990	3	57	2,905																							
TOTAL OB/IF																	5,215																					
LAND DESCRIPTION																	TOTAL OB/IF																					
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																					
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS																																						