

LOT 124 EX S-1  
THE RESIDENCE @ AMELIA  
LANDINGS #3 REPLAT PB 5/382-3

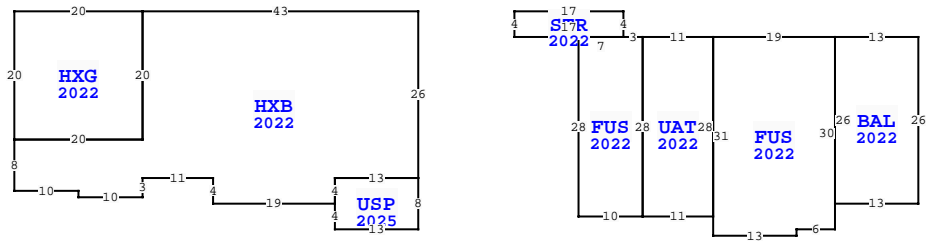
BOUGHTON KATI & RANDAL  
2481 HIGH RIGGER RD  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-1651-0124-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LVT/LAMMT 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX - 100%	- 2023									
Heated Area: 2227						HX Base Yr 2023					



Quality	03	Quality Level 03			
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
BAL	338	15	2022	51	12,353
FUS	280	100	2022	280	67,819
FUS	583	100	2022	583	141,210
HXB	1,364	100	2022	1,364	330,379
HXG	400	55	2022	220	53,287
STR	68	10	2022	7	1,695
UAT	308	10	2022	31	7,508
USP	104	30	2025	31	7,508
TOTALS	3,445			2,567	621,761

2481 HIGH RIGGER RD, FERNANDINA BEACH

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

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	1,262.00	SF	10.00	10.00	100	2022	2022	3	99	12,494	
2	1126	CB/STC 8"	0	100	0	0	172.00	SF	8.00	8.00	100	2022	2022	3	99	1,362	
3	1076	TRELLIS A	0	100	8	3	24.00	SF	7.50	7.50	100	2022	2022	3	95	171	

TOTAL OB/XF 14,027

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	0.90	180,000.00	162,000.00	162,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			621,761
TOTAL MARKET OB/XF VALUE			14,027
TOTAL LAND VALUE - MARKET			162,000
TOTAL MARKET VALUE			797,788
SOH/AGL Deduction			31,526
ASSESSED VALUE			766,262
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			715,540
TOTAL JUST VALUE			797,788
NCON VALUE			7,508
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			742,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0302	SCRN ENCL	7,366	06/03/2024
20211429	CO ISSUED	0	05/12/2022
20211429	NEW CONSTR	305,423	07/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0093	6/27/2022	WD Q	Q	I	01	840,000
GRANTOR: MASON & MAGNOLIA LLC						
GRANTEE: BOUGHTON KATI & RAN						
2283/0979	6/18/2019	WD Q	Q	V	01	95,000
GRANTOR: DUKES JAMES G & PATRI						
GRANTEE: MASON & MAGNOLIA LL						

BUILDING NOTES	

BUILDING DIMENSIONS	
HXB=[YR=2022;ORIG=0,0] W43 S20 W20 S8 E10 S1 E10 N3 E11 S4 E19 N4 E13 N26 \$	
FUS=[YR=2022;ORIG=46,4] E19 S30 W6 S1 W13 N31 \$	
HXG=[YR=2022;ORIG=-43,0] W20 S20 E20 N20 \$	
BAL=[YR=2022;ORIG=65,4] E13 S26 W13 N26 \$	
UAT=[YR=2022;ORIG=35,4] E11 S28 W11 N28 \$	
FUS=[YR=2022;ORIG=32,4] E3 S28 W10 N28 E7 \$	
STR=[YR=2022;ORIG=15,0] E17 S4 W17 N4 \$	
PTR=[ORIG=0,0] E15 W15 \$	
USP=[YR=2025;ORIG=0,26] W13 S4 S4 E13 N8 \$	