LOT 129
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

JAILLET KRISTIN BULLARD
2489 HIGH RIGGER ROAD
FERNANDINA BEACH, FL 32034-4520

2025

00-00-31-1651-0129-0000

BUILDING CHARACTERISTICS

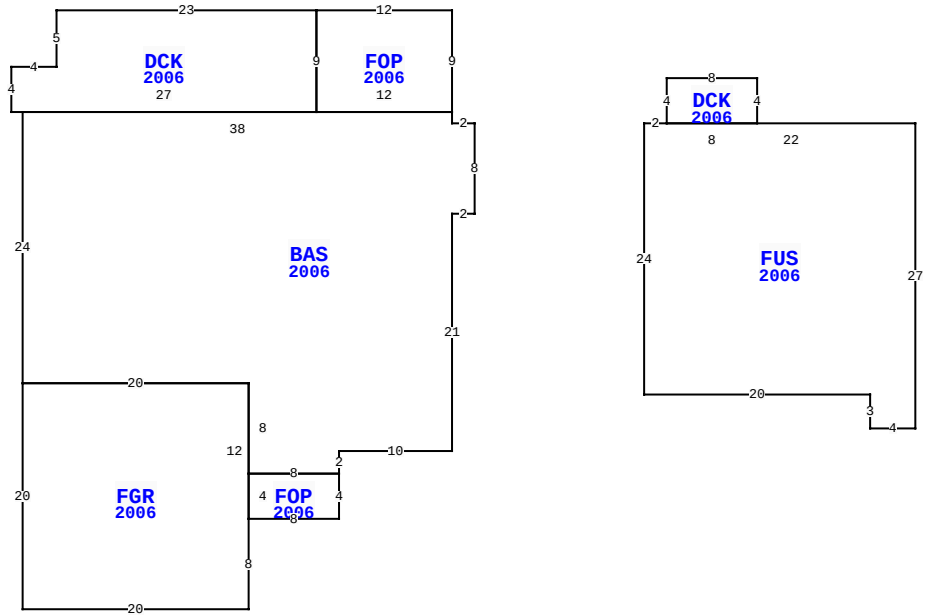
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,052	100	2006	1,052	222,712
DCK	32	10	2006	3	635
DCK	223	10	2006	22	4,657
FGR	400	55	2006	220	46,574
FOP	32	30	2006	10	2,117
FOP	108	30	2006	32	6,775
FUS	588	100	2006	588	124,482
TOTALS	2,435			1,927	407,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,927	146.4355	231.37	445,850	2006	2006	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2025 Heated Area: 1640 HX Base Yr 2025



BLD DATE	02/12/2007 0	LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2489 HIGH RIGGER RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		407,953
TOTAL MARKET OB/XF VALUE		5,548
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		593,501
SOH/AGL Deduction		0
ASSESSED VALUE		593,501
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		542,779
TOTAL JUST VALUE		593,501
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052262	OTHER	5,000	07/20/2005
20051945	H/AC	6,000	06/08/2005
20051946	ELEC OTHER	8,000	06/08/2005
20051900	NEW CONSTR	110,000	06/06/2005
20051253	DEMOLITION	1,000	02/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/388	9/12/2023	WD	Q	I	01	655,000
GRANTOR: GARNER JOHN R						
GRANTEE: JAILLET KRISTIN BUL						
1199/1271	1/06/2004	WD	U	V	21	64,000
GRANTOR: KUITEMS FRANK D						
GRANTEE: GARNER JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W2 N1 FOP=[YR=2006] N9 W12 DCK=[YR=2006] W23 S5 W4 S4 E27 N9$ S9 E12$ W38S24 FGR=[YR=2006] S20 E20 N8 FOP=[YR=2006] E8 N4 W8 S4$ N12 W20$ E20 S8 E8 N2 E10 N21 E2 N8$ PTR=[YR=2006] E15 FUS=[YR=2006] E2 DCK=[YR=2006] N4 E8 S4 W8$ E22 S27 W4 N3 W20 N24$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0811	CONCRETE B	0	100	0	0	709.00	SF	5.20	5.20	100	2006	2006	3	86	3,171	
3	0810	CONCRETE A	0	100	0	0	78.00	SF	6.50	6.50	100	2006	2006	3	86	436	
4	0450	PREFAB FNC	0	100	0	0	84.00	LF	8.00	8.00	100	2006	2006	3	24	161	

LAND DESCRIPTION

TOTAL OB/XF 5,548

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 06/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS