LOT 131
THE RESIDENCE @ AMELIA
LANDINGS #3 REPLAT PB 5/382-3

LIEBENBERG CHARL G & ELSA REVOCABLE TRUST/LIEBENBE
2321 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

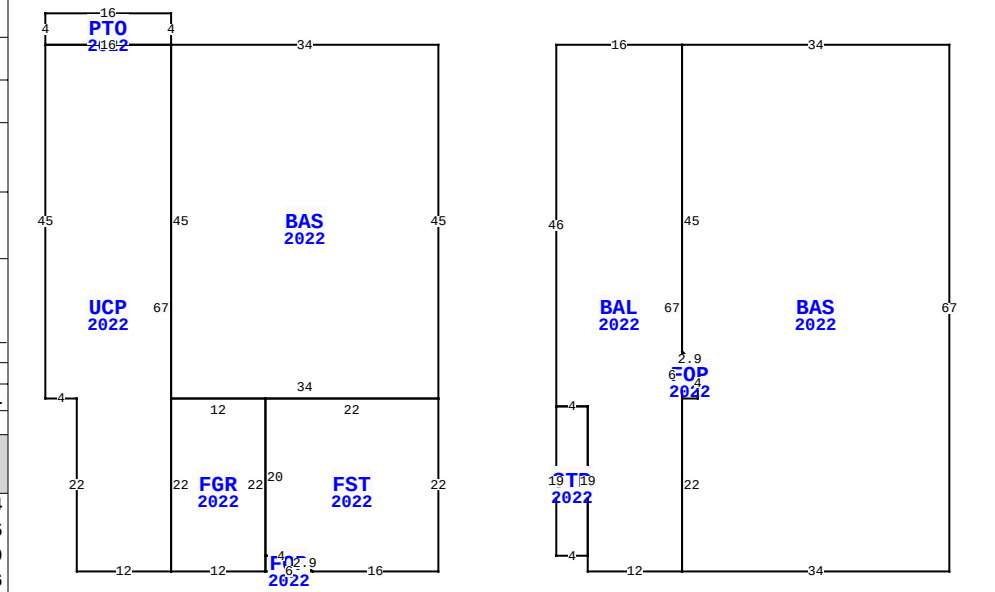
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	03	MASONRY 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
BAL	988	15	2022	148	28,514
BAS	1,530	100	2022	1,530	294,775
BAS	2,278	100	2022	2,278	438,889
FGR	264	55	2022	145	27,936
FOP	10	30	2022	3	578
FOP	10	30	2022	3	578
FST	474	55	2022	261	50,285
PTO	64	5	2022	3	578
STR	76	10	2022	8	1,541
UCP	984	20	2022	197	37,955
TOTALS	6,678			4,576	881,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,576	123.1692	194.61	890,535	2022	2022	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2023 Heated Area: 3808 HX Base Yr 2023



2321 HIGH RIGGER RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		881,630
TOTAL MARKET OB/XF VALUE		6,914
TOTAL LAND VALUE - MARKET		189,000
TOTAL MARKET VALUE		1,077,544
SOH/AGL Deduction		214,931
ASSESSED VALUE		862,613
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		811,891
TOTAL JUST VALUE		1,077,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200653	NEW CONSTR	0	01/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/381	2/13/2024	WD	U	I	11	100
GRANTOR: LIEBENBERG CHARL G &						
GRANTEE: LIEBENBERG CHARL G						
2348/0175	3/10/2020	WD	Q	V	02	125,000
GRANTOR: HENRY B GREEN TRUST						
GRANTEE: LIEBENBERG CHARL G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W34 PTO=[YR=2022] N4 W16 S4 UCP=[YR=2022] S45 E4 S22 E12 FGR=[YR=2022] E12 FOP=[YR=2022] E6 FST=[YR=2022] E16 N22 W22 S20 E4 D2 R2 $ U2 L2 W4 S2$ N22 W12 S22 $ N67 W16$E16 $ S45 E34 N45$ PTR=E15 BAL=[YR=2022] E16 BAS=[YR=2022] E34 S67 W34 N22 FOP=[YR=2022] N6 D2 R2 S4 W2 $ N45$ S67 W12 N2 STR=[YR=2022] W4 N19 E4 S19$ N19 W4 N46$ 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	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2022	2022	3	99	6,914	

LAND DESCRIPTION

TOTAL OB/XF 6,914

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	1.05	180,000.00	189,000.00	189,000							

REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 07/30/2025 BY SYS