

**ESTES FRANK O & JOHANNA H L/E/
2315 HIGH RIGGER ROAD
FERNANDINA BEACH, FL 32034**

00-00-31-1651-0132-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0500112,610152.8243241.46630,2112003200300010.0090.00

Exterior Wall Above Avg 100
Roof Structure Gable/Hip 100
Roof Cover Comp Shngl 100
Interior Wall Drywall 100
Interior Floor Clay Tile 70
Interior Floor Hardwood 30
Air Condition Central 100
Heating Type Air Ducted 100
Bedrooms 3 100
Bathrooms 3 100
Frame Wood Frame 100
Stories Units 2. 2. 100 / 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 TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,41310020031,413307,065
DCK161020032435
DCK321020033652
FGR31555200317337,596
FOP100302003306,520
FSP91402003367,824
FUS9531002003953207,100

TOTALS2,9202,610567,190

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B010000561.00SF5.205.20100200320033822,392
20810CONCRETE A010000218.00SF6.506.50100200320033821,162
30855CONC PAVER010000492.00SF10.0010.00100202220223994,871
40861POOL GUNIT010000306.00SF85.0085.001002022202239524,710
50911SCRN RM A010000799.00SF17.5017.501002022202239313,004
60855CONC PAVER010000493.00SF10.0010.00100202220223994,881
70871POOL HTR R0100001.00UT2,000.002,000.00100202220223931,860

LAND DESCRIPTIONTOTAL OB/XF52,880

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPPTH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES1000003R-20.000.001.00LT1.001.001.00180,000.00180,000.00180,000

REVIEW DATE 07/22/2022 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBEYECONFNCTNORM% COND

0500112,610152.8243241.46630,2112003200300010.0090.00

SFR CUST - 100% - 2021 Heated Area: 2366 HX Base Yr 2021

FUS 2003

BAS 2003

DCK 2003

FGR 2003

FOP 2003

FSP 2003

NASSAU COUNTY PROPERTYVALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE567,190
TOTAL MARKET OB/XF VALUE52,880
TOTAL LAND VALUE - MARKET180,000
TOTAL MARKET VALUE800,070
SOH/AGL Deduction292,205
ASSESSED VALUE507,865
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE457,143
TOTAL JUST VALUE800,070
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE645,160

PERMIT NUMDESCRIPTIONAMTISSUED

20211131SWIM POOL003/09/2021
B021215NEW CONSTR94,00007/16/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQU I V I RSN CD SALE PRICE

2560/13625/04/2022WD U I 11100

GRANTOR: ESTES FRANK O & JOHAN
GRANTEE: ESTES FAMILY REVOCA
2413/161212/01/2020TD Q I 02490,000
GRANTOR: GREEN HENRY B TRUST
GRANTEE: ESTES FRANK O & JQH

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W7 BAS=[YR=2003] W40 S37 E12 FOP=[YR=2003]
S6 E2 DCK=[YR=2003] S4 E8 N4 W8 \$ E18 N2 FGR=[YR=2003] E15
N21 W15 S21 \$ N2 W10 N2 W10 \$ E10 S2 E10 N19 E15 N7
DCK=[YR=2003] E4 N4 W4 S4 \$ W7 N13 \$ S13 E7 N13 \$ PTR= E15
FUS=[YR=2003] E1 N13 E26 S37 W10 S2 W7 N2 W9 N12 E6 N5 W7 N7
\$ W15 \$.