

LOT 133
IN OR 733 PG 85
THE RESIDENCE @ AMELIA

LINZY DANA L
2318 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0133-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		

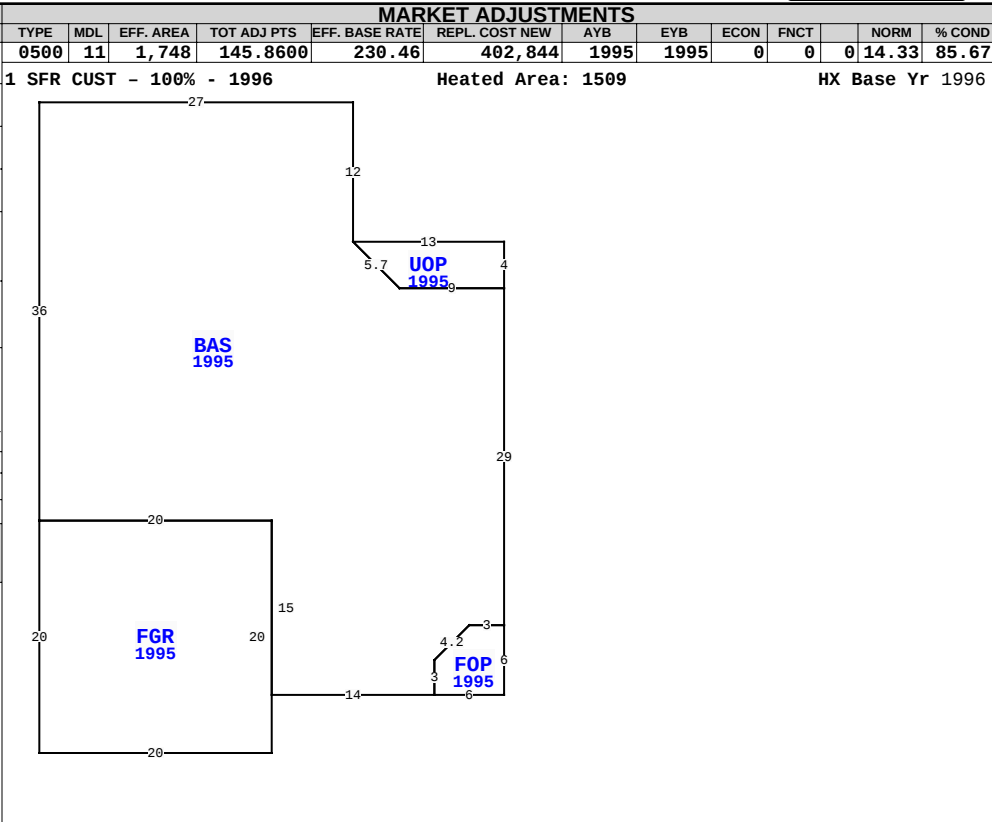
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,509	100	1995	1,509	297,929
FGR	400	55	1995	220	43,436
FOP	32	30	1995	10	1,975
UOP	44	20	1995	9	1,777

TOTALS	1,985			1,748	345,116
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,301.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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2318 HIGH RIGGER RD, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,301.00	SF	4.00	4.00	100	1995	1995	3	68	3,539	
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	1995	1995	3	68	376	

TOTAL OB/XF										6,575							
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
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

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		345,116	
TOTAL MARKET OB/XF VALUE		6,575	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		531,691	
SOH/AGL Deduction		393,761	
ASSESSED VALUE		137,930	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		87,208	
TOTAL JUST VALUE		531,691	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B959247	NEW CONSTR	54,324	08/15/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0733/0085	7/03/1995	WD	Q	V		16,500	

GRANTOR: AMELIA LANDINGS CO							
GRANTEE: LINZY DANA L							

BUILDING DIMENSIONS							
UOP=[YR=1995] W13 BAS=[YR=1995] N12 W27 S36 FGR=[YR=1995] S20 E20 N20 W20 \$ E20 S15 E14 FOP=[YR=1995] E6 N6 W3 D3 L3 S3 \$ N3 R3 U3 E3 N29 W9 U4 L4 \$ D4 R4 E9 N4 \$.							

BUILDING NOTES									

Common:	180,000	PRINTED 07/30/2025 BY SYS
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