LOT 134
IN OR 1897/1725
THE RESIDENCE @ AMELIA

BLAIR KENNETH W & ELLEN H
2217 HIGH RIGGER CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1651-0134-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

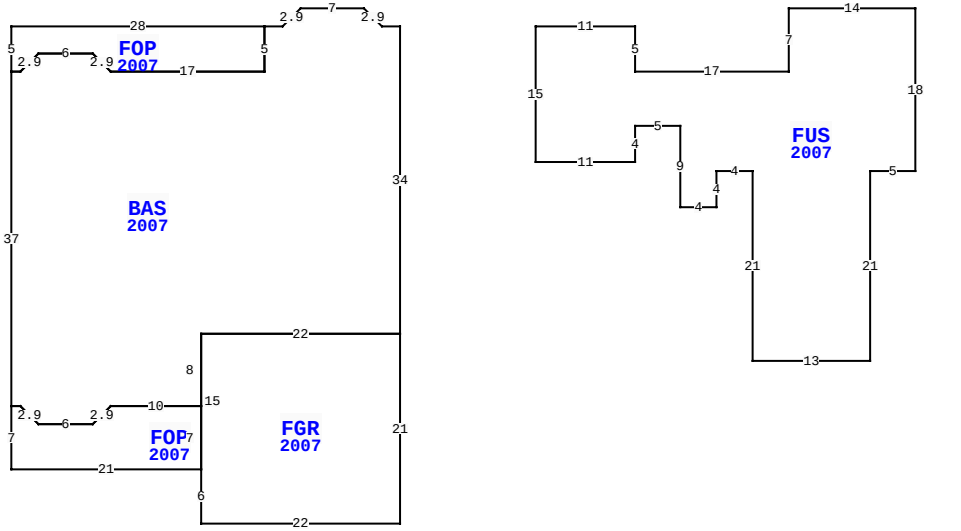
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,540	100	2007	1,540	310,341
FGR	462	55	2007	254	51,186
FOP	124	30	2007	37	7,456
FOP	131	30	2007	39	7,859
FUS	868	100	2007	868	174,919
TOTALS	3,125			2,738	551,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,738	139.3920	220.24	603,017	2007	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2016 Heated Area: 2408 HX Base Yr 2016



BLD DATE	01/08/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

2217 HIGH RIGGER CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		551,761
TOTAL MARKET OB/XF VALUE		6,070
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		737,831
SOH/AGL Deduction		381,788
ASSESSED VALUE		356,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,321
TOTAL JUST VALUE		737,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		585,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071429	H/AC	10,100	08/01/2007
20070899	OTHER	6,000	05/22/2007
20070788	ELEC OTHER	2,000	05/07/2007
20070483	CO ISSUED	235,000	03/22/2007
20070483	NEW CONSTR	235,000	03/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1897/1725	12/09/2013	SW	Q	I	01	352,000
GRANTOR: DLJ MORTGAGE CAPITAL						
GRANTEE: BLAIR KENNETH W & E						
1874/1832	7/12/2013	WD	U	I	12	447,200
GRANTOR: MOORE BRITT CLINTON &						
GRANTEE: DLJ MORTGAGE CAPITA						

BUILDING NOTES

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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2007	2007	3	87	238	
2	0812	CONCRETE C	0	100	0	0	1,676.00	SF	4.00	4.00	100	2007	2007	3	87	5,832	

BUILDING DIMENSIONS

BAS=[YR=2007] W2 U2 L2 W7 D2 L2 W2 FOP=[YR=2007] W28 S5 E1 U2 R2 E6 D2 R2 E17 N5$ S5 W17 U2 L2 W6 D2 L2 W1 S37 FOP=[YR=2007] S7 E21 FGR=[YR=2007] S6 E22 N21 W22 S15$ N7 W10 D2 L2 W6 U2 L2 W1$ E1 D2 R2 E6 U2 R2 E10 N8 E22 N34$ PTR=E15 FUS=[YR=2007] S15 E11 N4 E5 S9 E4 N4 E4 S21 E13 N21 E5 N18 W14 S7 W17 N5 W11$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 6,070

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