

LOT 67
IN OR 748 PG 1261
EGAN'S BLUFF #2 PB 5/102

MARKS SAMUEL L & MAUREEN J
1921 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2,232	248,313
FEP	289	80	231	25,699
FGR	504	55	277	30,816
FOP	68	30	20	2,225
UOP	54	20	11	1,224

TOTALS 3,147 2,771 308,277

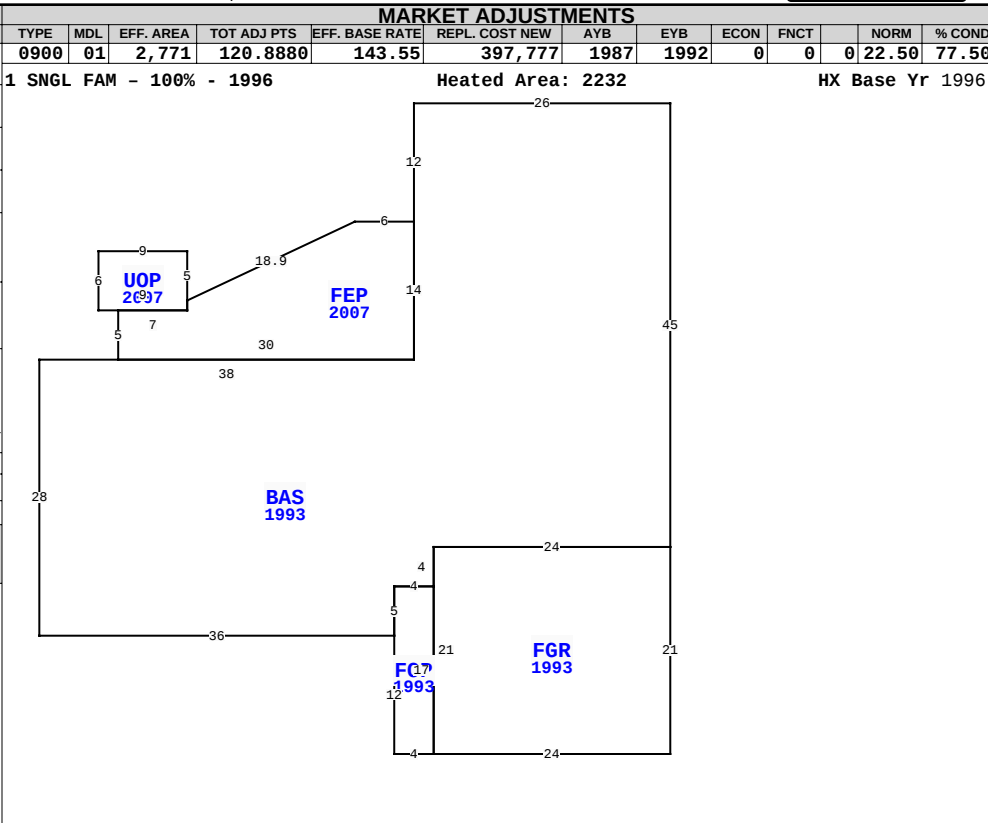
EXTRA FEATURES

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	0855	CONC PAVER	0 100	0	0	814.00	SF	10.00	10.00	100	2007	2007	3	89	7,245	
5	0855	CONC PAVER	0 100	52	3	156.00	SF	10.00	10.00	100	2007	2007	3	89	1,388	
6	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30	100	1996	1996	3	20	511	
7	1127	BRICK 8"	0 100	0	0	93.00	SF	11.00	11.00	100	1987	1987	3	84	859	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/22/2019 BY DJA



1921 RIDGEWOOD DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 11,283

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-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 Common: 180,000

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	8
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	308,277		
TOTAL MARKET OB/XF VALUE	11,283		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	499,560		
SOH/AGL Deduction	245,155		
ASSESSED VALUE	254,405		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	204,405		
TOTAL JUST VALUE	499,560		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	484,664		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20841	REMODEL	11,000	12/01/2007
R991562	REPAIR/RRF	1,200	02/01/1999
BBP3805	N/A	65,600	01/05/1987
BP 3805	N/A	65,600	01/05/1987

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
0748/1261	1/11/1996	WD U I	07 100
GRANTOR: GRAFTON DONALD H			
GRANTEE: MARKS SAMUEL & MAUR			
0743/1146	11/06/1995	WD Q I	168,000
GRANTOR: GRAFTON DONALD H			
GRANTEE: MARKS SAMUEL L & MA			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W26 S12 FEP=[YR=2007] W6 D8 L17 UOP=[YR=2007] N5 W9 S6 E9N1\$ S1 W7 S5 E30 N14\$ S14 W38 S28 E36 FOP=[YR=1993] S12 E4 FGR=[YR=1993] E24 N21 W24 S21\$ N17 W4 S5\$ N5 E4 N4 E24 N45\$.			

PRINTED 08/02/2023 BY SYS