LOT 68
IN OR 1894/1452
EGANS BLUFF #2 PB 5/102

JONES EARNEST L & JO ELLA V
1919 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021B-0068-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

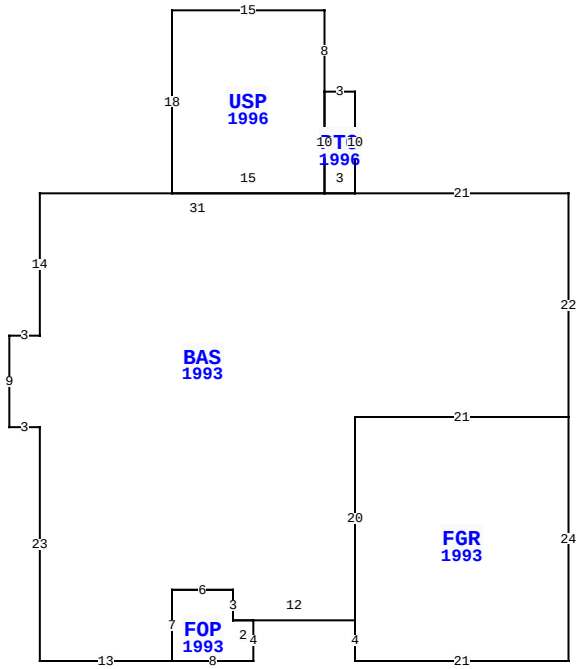
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| 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 | 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 | 1,825 | 100 | 1,825 | 228,359 |
| FGR | 504 | 55 | 277 | 34,660 |
| FOP | 50 | 30 | 15 | 1,877 |
| PTO | 30 | 5 | 2 | 250 |
| USP | 270 | 30 | 81 | 10,135 |
| TOTALS | 2,679 | | 2,200 | 275,283 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,200 | 123.9700 | 147.21 | 323,862 | 1989 | 1994 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM – 100% - 2015 Heated Area: 1825 HX Base Yr 2015




1919 RIDGEWOOD DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 275,283 |
| TOTAL MARKET OB/XF VALUE | | 5,260 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 460,543 |
| SOH/AGL Deduction | | 183,130 |
| ASSESSED VALUE | | 277,413 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 227,413 |
| TOTAL JUST VALUE | | 460,543 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 445,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| V9900051 | REPAIR/RRF | 9,989 | 07/01/1999 |
| B9603119 | ADDITION | 5,590 | 07/01/1996 |
| 5692 | NEW CONSTR | 66,583 | 05/02/1989 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1894/1452 | 12/19/2013 | WD | Q | I | 02 | 299,000 |
| GRANTOR: BAROVICH DONALD & MAR | | | | | | |
| GRANTEE: JONES EARNEST L & J | | | | | | |
| 1310/1281 | 4/19/2005 | WD | Q | I | | 319,000 |
| GRANTOR: BAXTER ARTHUR S JR & | | | | | | |
| GRANTEE: BAROVICH DONALD & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1996] N10 W3 USP=[YR=1996] N8 W15 S18 E15 N10 $ S10 E3 $W31 S14 W3 S9 E3 S23 E13 FOP=[YR=1993] E8 N4 W2 N3 W6 S7 $ N7 E6 S3 E12 FGR=[YR=1993] S4 E21 N24 W21 S20 $ N20 E21 N22 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1989 | 1989 | 3 | 68 | 2,380 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 770.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 59.5 | 2,382 | |
| 3 | 0820 | WOOD WALK | 0 | 100 | 0 | 0 | 106.00 | SF | 11.75 | 11.75 | 100 | 2006 | 2006 | 3 | 40 | 498 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,260

| 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 | 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 Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS