LOT 69
OR 601 PG 951
EGANS BLUFF #2 PB 5/102

STEPHENS CALVIN K & KAY
P O BOX 15243
FERNANDINA BEACH, FL 32035

2023

00-00-30-021B-0069-0000

BUILDING CHARACTERISTICS

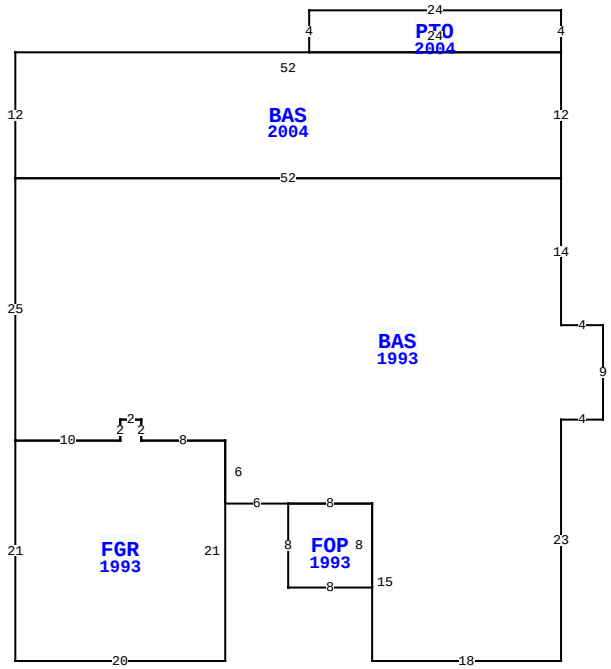
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,794	100	1,794	221,639
BAS	624	100	624	77,092
FGR	424	55	233	28,786
FOP	64	30	19	2,348
PTO	96	5	5	617
TOTALS	3,002		2,675	330,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,675	125.1936	148.67	397,692	1989	1992	0	0	0	16.90	83.10

1 SNGL FAM – 100% - 1991 Heated Area: 2418 HX Base Yr 1991



1907 RIDGEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,482
TOTAL MARKET OB/XF VALUE		4,464
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		514,946
SOH/AGL Deduction		272,031
ASSESSED VALUE		242,915
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,915
TOTAL JUST VALUE		514,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035261	REPAIR/RRF	5,000	07/01/2003
5693	NEW CONSTR	64,935	05/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0601/0951	7/10/1990	WD	Q	I		120,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: STEPHENS CALVIN & K						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N14 BAS=[YR=2004] N12 PTO=[YR=2004] N4 W24 S4 E24 $ W52 S12 E52 $ W52 S25 FGR=[YR=1993] S21 E20 N21 W8 N2 W2 S2 W10 $ E10 N2 E2 S2 E8 S6 E6 FOP=[YR=1993] S8 E8 N8 W8 $ E8 S15 E18 N23 E4 N9 $.

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
2	0810	CONCRETE A	0	100	16	28	448.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,733	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1989	1989	3	59.5	244	
4	0810	CONCRETE A	0	100	0	0	298.00	SF	6.50	6.50	100	2003	2003	3	84	1,627	
5	0855	CONC PAVER	0	100	0	0	250.00	SF	4.00	4.00	100	2004	2004	3	86	860	

LAND DESCRIPTION

TOTAL OB/XF 4,464

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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS