

LOT 70
IN OR 1327/437
EGANS BLUFF #2 PB 5/102

DAVIS JOSEPH J & MARTHA F
1903 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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	1,938	100	1,938	246,156
FGR	526	55	289	36,707
FOP	28	30	8	1,016

TOTALS 2,492 2,235 283,880

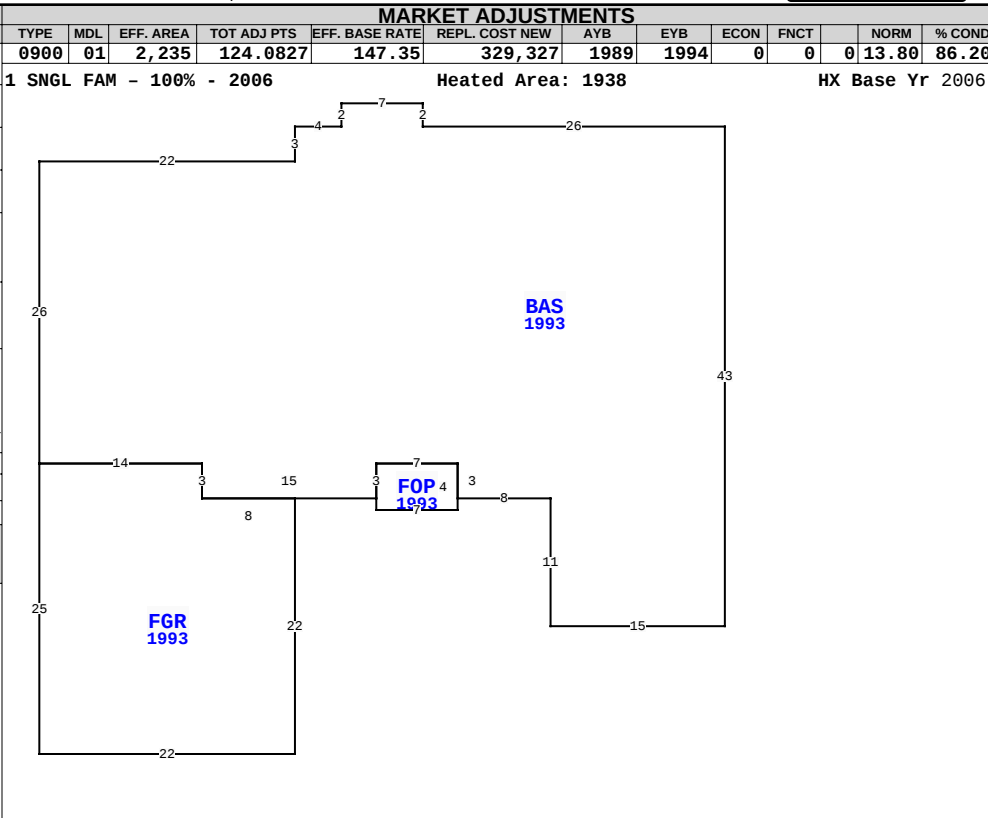
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	0940	SHEDS/PORT	0 100	0	0	160.00	SF	30.00	30.00	100	2002	2002	3	21	1,008	
4	0858	SCULP CONC	0 100	0	0	1,638.00	SF	13.00	13.00	100	2004	2004	3	96	20,442	
5	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	24	154	
6	0855	CONC PAVER	0 100	0	0	486.00	SF	7.00	7.00	100	2004	2004	3	86	2,926	
7	0855	CONC PAVER	0 100	0	0	600.00	SF	10.00	10.00	100	2004	2004	3	86	5,160	

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



1903 RIDGEWOOD DR, FERNANDINA BEACH

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

TOTAL OB/XF 32,070

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 PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		283,880
TOTAL MARKET OB/XF VALUE		32,070
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		495,950
SOH/AGL Deduction		226,812
ASSESSED VALUE		269,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,138
TOTAL JUST VALUE		495,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209931	XFOB	2,028	07/01/2002
5699	NEW CONSTR	75,701	05/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/0437	6/21/2005	WD	Q	I		345,000

GRANTOR: BARRETT DEBORAH R & C

GRANTEE: DAVIS JOSEPH J & MA

1141/0607 5/30/2003 QC U I 01 100

GRANTOR: BARRETT DEBORAH R

GRANTEE: BARRETT DEBORAH R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N2 W7 S2 W4 S3W22 S26 FGR=[YR=1993] S25 E22 N22 W8N3 W14 \$ E14 S3 E15 FOP=[YR=1993] S1E7 N4 W7 S3 \$ N3 E7 S3 E8 S11 E15 N43 \$.

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