

LOT 72 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 939/956

DEBRAUWERE E SCOTT & JEANETTE
1887 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	

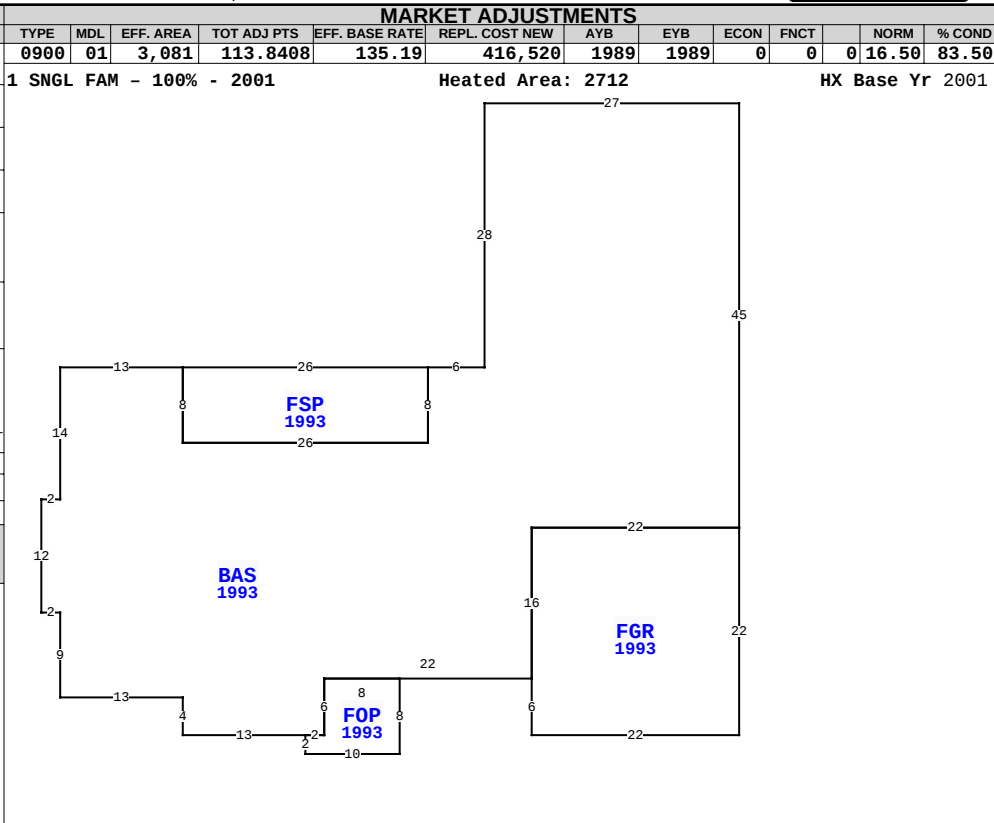
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	306,140
FGR	484	55	266	30,027
FOP	68	30	20	2,258
FSP	208	40	83	9,370

TOTALS	3,472		3,081	347,794
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0861	POOL GUNIT	0 100	29	14	406.00	SF	85.00	85.00
3	0845	KOOL DECK	0 100	0	0	856.00	SF	7.25	7.25
4	0812	CONCRETE C	0 100	0	0	1,635.00	SF	4.00	4.00
5	1242	WD DECK A	0 100	0	0	302.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE 08/22/2019 BY DJA



1887 RIDGEWOOD DR, FERNANDINA BEACH

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

TOTAL OB/XF									
16,450									

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					347,794				
TOTAL MARKET OB/XF VALUE					16,450				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					544,244				
SOH/AGL Deduction					235,290				
ASSESSED VALUE					308,954				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					258,954				
TOTAL JUST VALUE					544,244				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					526,209				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7678	ADDITION	16,625	11/12/1991
5645	SWIM POOL	11,500	04/13/1989
5562	NEW CONSTR	83,864	03/02/1989

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0939/0956		7/07/2000	WD	U	I		325,000		
GRANTOR: HALEY WILLIAM K & CAR									
GRANTEE: DEBRAUWERE E SCOTT									
0572/0045		6/07/1989	WD	Q	I		193,000		
GRANTOR: ALMAND AMOS F JR									
GRANTEE: HALEY WILLIAM K & C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 S28 W6 FSP=[YR=1993] W26 S8 E26 N8\$ S8 W26 N8 W13 S14 W2 S12 E2 S9 E13 S4 E13 FOP=[YR=1993] S2 E10 N8 W8 S6 W2\$ E2 N6 E22 FGR=[YR=1993] S6 E22 N22 W22 S16\$ N16 E22 N45\$.									