

LOT 74
IN OR 1574/663
EGANS BLUFF #2 PB 5/102

MCCLLOUD JAMES C & LINDA L
1894 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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
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
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NEIGHBORHOOD/LOC	2031.00
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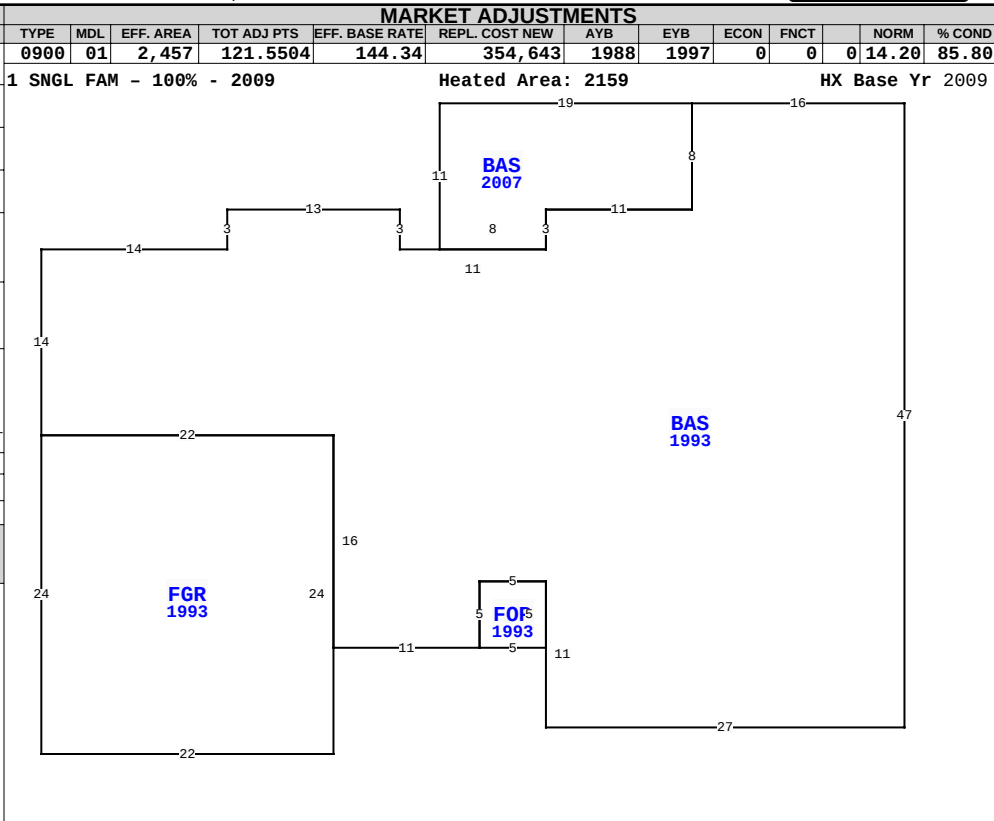
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,983	100	1,983	245,582
BAS	176	100	176	21,797
FGR	528	55	290	35,915
FOP	25	30	8	991

TOTALS	2,712	2,457	304,284
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0			177.00	SF	6.50
2	0812	CONCRETE C	0	100	0	0			1,872.00	SF	4.00
3	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00

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

REVIEW DATE	08/22/2019	BY	DJA
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BLD DATE	07/29/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
1894 RIDGEWOOD DR, FERNANDINA BEACH											

TOTAL OB/XF											
7,234											

Total Acres: 0.00	Total Land Value: 180,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		304,284	
TOTAL MARKET OB/XF VALUE		7,234	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		491,518	
SOH/AGL Deduction		227,257	
ASSESSED VALUE		264,261	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		214,261	
TOTAL JUST VALUE		491,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4718	NEW CONSTR	63,761	03/10/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1574/0663	6/30/2008	WD	Q	I		360,000	
GRANTOR: VALET EUGENE H & SUSAN							
GRANTEE: MCCLLOUD JAMES C & L							
1269/1958	10/29/2004	WD	Q	I		295,000	
GRANTOR: WATSON WILLIAM J JR &							
GRANTEE: VALET EUGENE H & SU							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 BAS=[YR=2007] W19 S11 E8 N3 E11 N8\$ S8 W11 S3 W11 N3 W13 S3 W14 S14 FGR=[YR=1993] S24 E22 N24 W22\$ E22 S16 E11 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S11 E27 N47 \$.											