



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
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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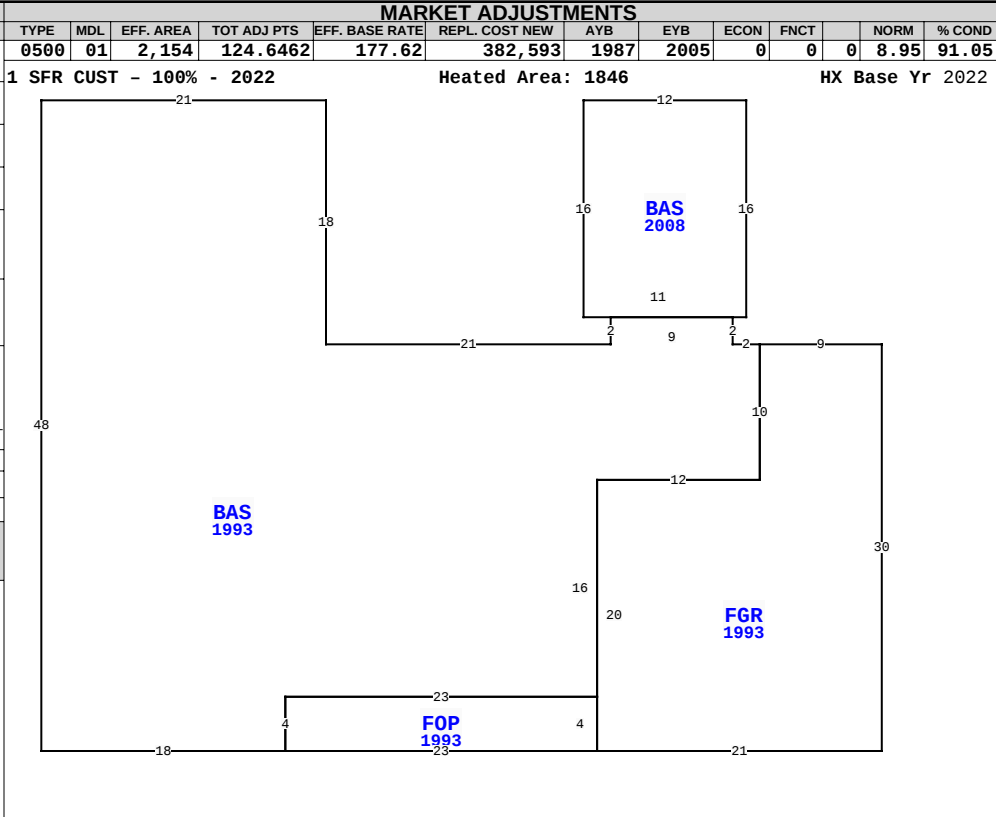
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	1,654	267,489
BAS	192	100	192	31,051
FGR	510	55	280	45,283
FOP	92	30	28	4,528

TOTALS	2,448		2,154	348,351
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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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
2	0812	CONCRETE C	0 100	0	0	1,156.00	SF	4.00	4.00	100	1987
3	0810	CONCRETE A	0 100	46	3	138.00	SF	6.50	6.50	100	1987
4	1242	WD DECK A	0 100	24	15	360.00	SF	10.00	10.00	100	1990
5	0825	BRICK	0 100	0	0	117.00	SF	12.50	12.50	100	1990

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	

REVIEW DATE	08/22/2019	BY	DJA
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1906 RIDGEWOOD DR, FERNANDINA BEACH

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

TOTAL OB/XF												7,241
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1	

Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		348,351
TOTAL MARKET OB/XF VALUE		7,241
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		535,592
SOH/AGL Deduction		91,475
ASSESSED VALUE		444,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		394,117
TOTAL JUST VALUE		535,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7896	ADDITION	2,100	03/06/1992
BP4140	N/A	55,408	06/03/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2515/0960	11/18/2021	WD	Q	I	02	639,000	
GRANTOR: CAYLESS JUSTIN & BRIT							
GRANTEE: TOFIELD GEOFFREY &							
2470/0318	6/11/2021	WD	Q	I	01	587,000	
GRANTOR: NADEAU FAMILY ENTERPR							
GRANTEE: CAYLESS JUSTIN & BR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W9 BAS=[YR=1993] W2 N2 BAS=[YR=2008] E1 N16 W12 S16 E11\$W9 S2 W21 N18 W21 S48 E18 FOP=[YR=1993] E23 N4 W23 S4\$ N4 E23 N16 E12 N10\$ S10 W12 S20 E21 N30\$.											