

LOT 77  
IN OR 1530/1246  
EGANS BLUFF #2 PB 5/102

GARDNER JERRY R & MARY E  
1914 RIDGEWOOD DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-021B-0077-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 12  | CEDAR 80       |
| Exterior Wall            | 21  | STONE 20       |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 80      |
| Interior Floor           | 13  | LVT/LAMNT 20   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 4   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 02  | WOOD FRAME 100 |
| Stories                  | 2.  | 2. 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 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 2031.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,748            | 100         | 1,748        | 211,576              |
| FGR       | 730              | 55          | 402          | 48,658               |
| FOP       | 27               | 30          | 8            | 969                  |
| FUS       | 800              | 100         | 800          | 96,831               |
| PTO       | 176              | 5           | 9            | 1,089                |
| UOP       | 16               | 20          | 3            | 363                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,497 |  | 2,970 | 359,485 |
|--------|-------|--|-------|---------|

|                |  |  |  |  |
|----------------|--|--|--|--|
| 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   | 0810       | CONCRETE A  | 0 100   | 83 | 3  | 249.00   | SF | 6.50     | 6.50           | 100       | 1988    | 1988        | 3 | 57     | 923             |       |
| 2   | 0811       | CONCRETE B  | 0 100   | 0  | 0  | 1,600.00 | SF | 5.20     | 5.20           | 100       | 1988    | 1988        | 3 | 57     | 4,742           |       |
| 3   | 0861       | POOL GUNIT  | 0 100   | 30 | 12 | 360.00   | SF | 85.00    | 85.00          | 100       | 1988    | 1988        | 3 | 20     | 6,120           |       |
| 4   | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 928.00   | SF | 7.25     | 7.25           | 100       | 1988    | 1988        | 3 | 57     | 3,835           |       |
| 5   | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1988    | 1988        | 3 | 66     | 1,320           |       |
| 6   | 1129       | STONE 8"    | 0 100   | 31 | 5  | 94.00    | SF | 15.75    | 15.75          | 100       | 1988    | 1988        | 3 | 85     | 1,258           |       |

| 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 |

|   |        |   |     |     |  |      |      |      |      |    |  |      |      |      |            |            |
|---|--------|---|-----|-----|--|------|------|------|------|----|--|------|------|------|------------|------------|
| 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 |
|---|--------|---|-----|-----|--|------|------|------|------|----|--|------|------|------|------------|------------|

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                       |    |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|
| REVIEW DATE | 08/22/2019 | BY | DJA | Total Acres: | 0.00 | Total Land Value: | 180,000 | Market: | 0 | Agricultural: | 0 | Common: | 180,000 | PRINTED 08/02/2023 BY | SY |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                       | 01  | 2,970     | 122.8016    | 145.83         | 433,115        | 1988 | 1988 | 0    | 0    | 0 17.00 | 83.00  |
| 1 SNGL FAM - 100% - 2008 Heated Area: 2548 HX Base Yr 2008 |     |           |             |                |                |      |      |      |      |         |        |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |

|          |            |    |           |  |
|----------|------------|----|-----------|--|
| BLD DATE | 02/06/2008 | DJ | LGL DATE  |  |
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

|                                     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 1914 RIDGEWOOD DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 18,198      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 18,198      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                       |    |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|
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|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 8 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 8              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 359,485   |   |
| TOTAL MARKET OB/XF VALUE  |  | 18,198    |   |
| TOTAL LAND VALUE - MARKET |  | 180,000   |   |
| TOTAL MARKET VALUE        |  | 557,683   |   |
| SOH/AGL Deduction         |  | 252,059   |   |
| ASSESSED VALUE            |  | 305,624   |   |
| TOTAL EXEMPTION VALUE     |  | 50,000    |   |
| BASE TAXABLE VALUE        |  | 255,624   |   |
| TOTAL JUST VALUE          |  | 557,683   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 539,008   |   |

|            |             |        |            |
|------------|-------------|--------|------------|
| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
| 5573       | NEW CONSTR  | 300    | 12/12/1988 |
| 5353       | SWIM POOL   | 11,400 | 12/06/1988 |
| 3316       | SWIM POOL   | 300    | 12/06/1988 |
| 4786       | NEW CONSTR  | 88,188 | 04/04/1988 |

| SALES DATA                     |            |           |                  |
|--------------------------------|------------|-----------|------------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / V I / RSN CD |
| 1530/1246                      | 10/15/2007 | WD Q      | I 27             |
| GRANTOR: CARTUS FINANCIAL CORP |            |           |                  |
| GRANTEE: GARDNER JERRY R & M   |            |           |                  |
| 1497/0030                      | 5/04/2007  | WD U      | I 21             |
| GRANTOR: COUNTRYMAN JAY S & JU |            |           |                  |
| GRANTEE: CARTUS FINANCIAL CO   |            |           |                  |

| BUILDING NOTES                                                                                                                                                                                                                                                                   |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                              |  |  |  |
| BAS=[YR=1993] W1 U2 L2 W7 D2 L2 N11 W26 PTO=[YR=1993] W16 S11 E16 N11\$ S11 W16 S28 E16 N4 E7 FOP=[YR=1993] S3 E9 N3 W9\$ E9 S6 FGR=[YR=1993] S31 E22 N33 UOP=[YR=2007] E4 N4 W4 S4\$ N4 W6 S4 W6 S2 W10\$ E10 N2 E6 N4 E6 N24\$ PTR= E10 FUS=[YR=1993] E32 S25 W32 N25\$ W10\$. |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 18,198      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

|             |            |    |     |              |      |                   |         |         |   |               |   |         |         |                       |    |
|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|
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|-------------|------------|----|-----|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|-----------------------|----|