

LOT 17
IN OR 2033/1031
OAK RIDGE #2 PB 5/155

ROTH JEFFREY ALAN & LISA RAE
1526 OAK RIDGE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-043B-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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 2008.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	1,231	167,338
FGR	495	55	272	36,974
FOP	35	30	10	1,359
FSP	264	40	106	14,409
FUS	597	100	597	81,154
TOTALS	2,622		2,216	301,235

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	932.00	SF	6.50
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50
3	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	756.00	SF	7.25
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50

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		RG-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,216	133.8876	158.99	352,322	1988	1993	0	0	14.50	85.50
1 SNGL FAM - 100% - 2018 Heated Area: 1828 HX Base Yr 2018											
1526 OAK RIDGE PL, FERNANDINA BEACH											

TOTAL OB/XF 19,498											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	932.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100
3	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	100
4	0845	KOOL DECK	0	100	0	0	756.00	SF	7.25	7.25	100
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
6	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100

TOTAL OB/XF 19,498											
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		RG-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						301,235					
TOTAL MARKET OB/XF VALUE						19,498					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						435,733					
SOH/AGL Deduction						146,167					
ASSESSED VALUE						289,566					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						239,566					
TOTAL JUST VALUE						435,733					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						450,240					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215609	REPAIR/RRF	0	05/01/2021
B9704030	ADDITION	6,207	06/01/1997
4539	NEW CONSTR	63,640	12/09/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2033/1031	3/10/2016	WD	Q	I	02	287,500	
GRANTOR: SOUTHEAST PROPERTY AC							
GRANTEE: ROTH JEFFREY ALAN &							
2008/1815	10/15/2015	SW	U	I	12	137,000	
GRANTOR: DOVER MTG CAPITAL 200							
GRANTEE: SOUTHEAST PROPERTY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1997] W11 BAS=[YR=1993] W10 N3 W33 S14 W4 S13 FGR=[YR=1993] S24 E21 N21 W3 N3 W18\$ E18 S3 E9 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E7 N3 E6 N24\$ S24 E11 N24\$ PTR=E15 FUS=[YR=1993] E42 S12 W3 S1 W6 S1 W6 N1 W6 S6 W8 N6 W13 N13\$ W15\$.											