

LOT 3
IN OR 655 PG 620
OAK RIDGE #3 PB 5/220

RACQUER DONALD J & KATHY A
2112 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-043C-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	08	IRREGULAR 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
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	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	257,501
FGR	447	55	246	30,602
FOP	20	30	6	746
FOP	260	30	78	9,703

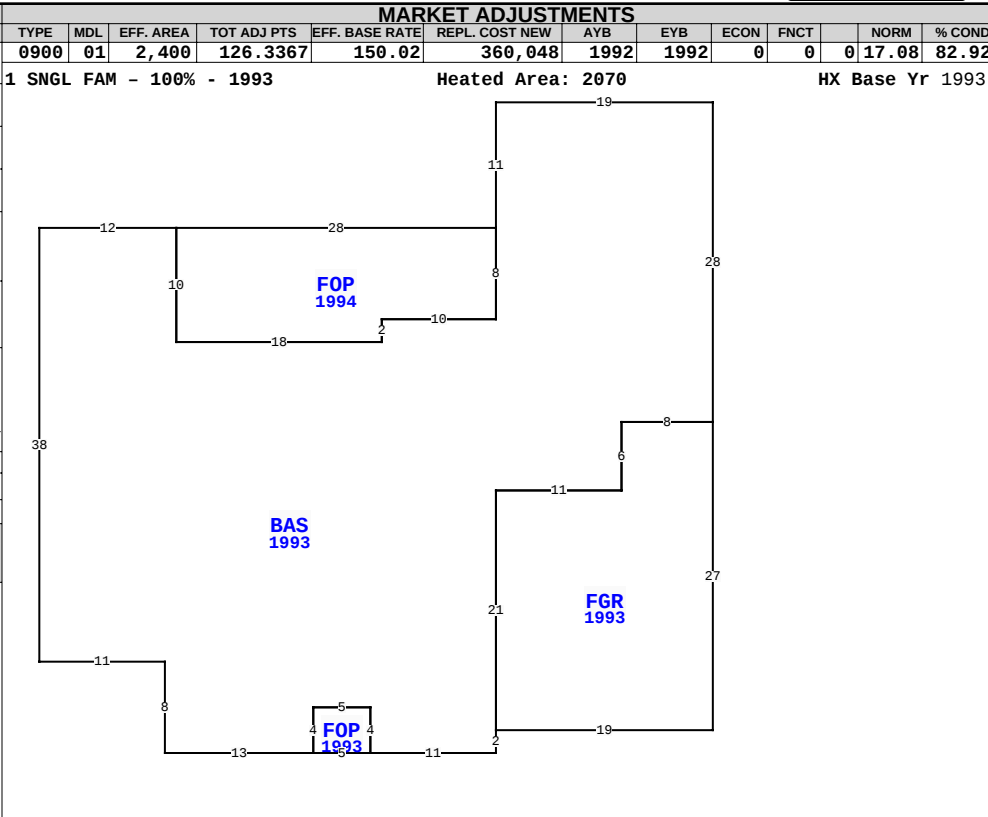
TOTALS	2,797		2,400	298,552
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	2,209.00	SF	4.00	4.00	100	1992	1992	3	66	5,832	
3	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	100	1992	1992	3	66	240	
4	0810	CONCRETE A	0	100	0	0	880.00	SF	6.50	6.50	100	1995	1995	3	72	4,118	
5	0858	SCULP CONC	0	100	0	0	143.00	SF	13.00	13.00	100	1995	1995	3	91	1,692	
6	1242	WD DECK A	0	100	0	0	118.00	SF	5.00	5.00	100	2004	2004	3	24	142	
7	0478	VF 6 SLAT	0	100	0	0	28.00	LF	7.50	7.50	100	2004	2004	3	66	139	
8	0476	VF 6 SBPL	0	100	0	0	63.00	LF	32.00	32.00	100	2004	2004	3	66	1,331	
9	0866	POOL FIBER	0	100	0	0	140.00	SF	72.00	72.00	100	2004	2004	3	24	2,419	
10	0911	SCRN RM A	0	100	0	0	908.00	SF	17.50	17.50	100	2004	2004	3	24	3,814	

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							



2112 NORTH RIDGE LN, FERNANDINA BEACH

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

TOTAL OB/XF

22,317

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		298,552
TOTAL MARKET OB/XF VALUE		27,105
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		470,657
SOH/AGL Deduction		292,186
ASSESSED VALUE		178,471
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		123,471
TOTAL JUST VALUE		470,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7800	NEW CONSTR	80,451	01/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0655/0620	4/22/1992	WD	Q	I		139,200

GRANTOR: SEAWARD HOMES INC						
GRANTEE: RACQUER DONALD & K						
0655/0619	4/22/1992	WD	Q	V		27,000
GRANTOR: BOATRIGHT J C ETAL						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S11 FOP=[YR=1994] W28 S10 E18 N2 E10 N8 \$ S8 W10 S2 W18 N10 W12 S38 E11 S8 E13 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E11 N2 FGR=[YR=1993] E19 N27 W8 S6 W11 S21 \$ N21 E11 N6 E8 N28 \$.

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