LOT 5 & S-1 OF LOT 4
IN OR 895/1044
OAK RIDGE #3 PB 5/220

PATTON LISA C
2124 N RIDGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-043C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

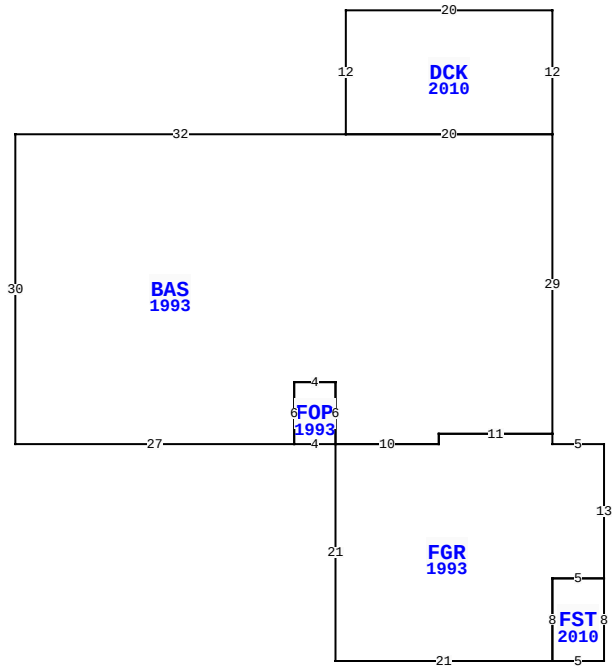
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100	1,525	159,456
DCK	240	10	24	2,510
FGR	517	55	284	29,695
FOP	24	30	7	732
FST	40	55	22	2,300
TOTALS	2,346		1,862	194,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,862	115.2480	136.86	254,833	1990	1990	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 2010 Heated Area: 1525 HX Base Yr



2124 NORTH RIDGE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		194,692
TOTAL MARKET OB/XF VALUE		12,165
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		351,857
SOH/AGL Deduction		0
ASSESSED VALUE		351,857
TOTAL EXEMPTION VALUE	13	351,857
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		351,857
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615150	ROOF	9,680	07/01/2016
B23611	XFOB	8,993	05/01/2010
E962922	CHNGE SRVC	0	07/01/1996
6055	NEW CONSTR	62,518	10/16/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0895/1044	8/17/1999	WD	Q	I		148,000
GRANTOR: LASSERRE JULIE						
GRANTEE: PATTON MICHAEL S &						
0865/0599	2/02/1999	WD	Q	I		125,000
GRANTOR: ACOSTA BENJAMIN F JR						
GRANTEE: LASSERRE JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] W20S12 BAS=[YR=1993] W32 S30 E27 FOP=[YR=1993] E4FGR=[YR=1993] S21 E21 FST=[YR=2010] E5N8W5S8$ N8E5N13W5N1 W11S1W10$N6W4S6$ N6E4S6E10N1 E11N29W20$ E20N12$.

EXTRA FEATURES

LN	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	0	0	1,232.00	SF	6.50	6.50	100	1990	1990	3	62	4,965	
2	0940	SHEDS/PORT	0	100	20	12	240.00	SF	60.00	60.00	100	2010	2010	3	50	7,200	

LAND DESCRIPTION

TOTAL OB/XF 12,165

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 08/02/2023 BY SYS