

LOT 7
IN OR 1911/352
OAK RIDGE #3 PB5/220

WEST CAROLYN K LIVING TRUST/WEST CAROLYN K TRUSTEE
2132 NORTH RIDGE LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-043C-0007-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	12 CEDAR 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

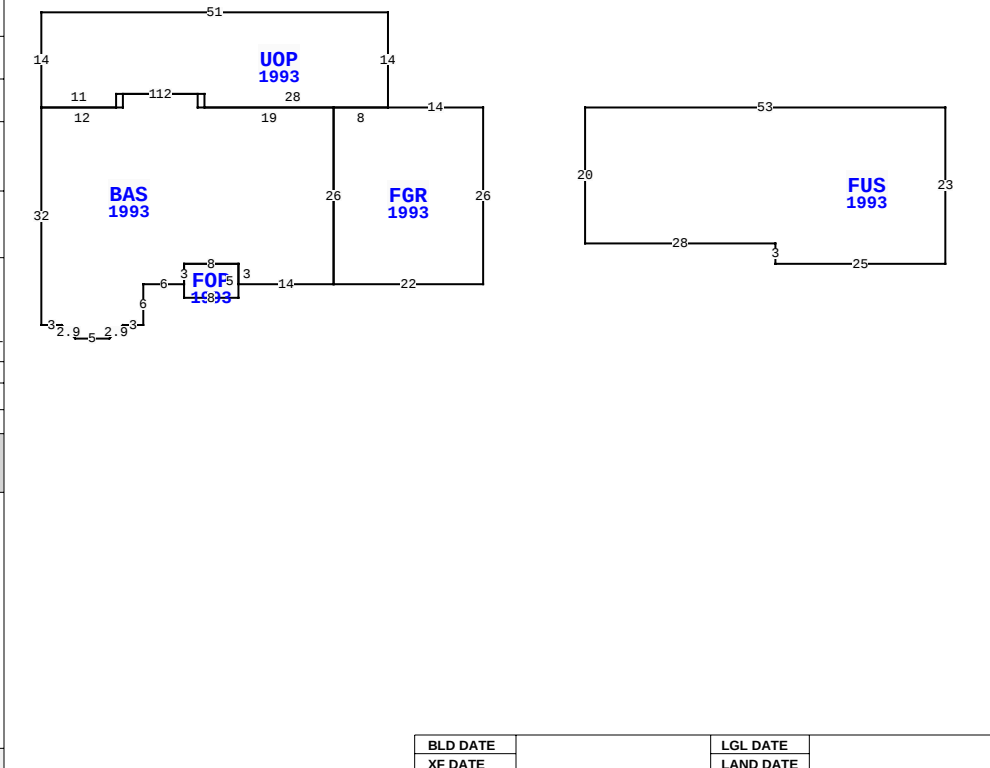
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100	1,222	153,566
FGR	572	55	315	39,586
FOP	40	30	12	1,508
FUS	1,135	100	1,135	142,633
UOP	690	20	138	17,342
TOTALS	3,659		2,822	354,634

EXTRA FEATURES	
L N	OB/XF CODE
1	0504 FP-ELECTRI
2	0812 CONCRETE C

LAND DESCRIPTION	
L N	USE CODE
1	000100 C SFR

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,822	126.7392	150.50	424,711	1989	1989	0	0	0	16.50	83.50	
1 SNGL FAM - 100% - 1994 Heated Area: 2357 HX Base Yr 1994													



TOTAL OB/XF 3,802													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	1989	1989	3
2	0812	CONCRETE C	0	100	0	0		1,026.00	4.00	100	1989	1989	3

TOTAL OB/XF 3,802													
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
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		354,634	
TOTAL MARKET OB/XF VALUE		3,802	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		503,436	
SOH/AGL Deduction		307,952	
ASSESSED VALUE		195,484	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		140,484	
TOTAL JUST VALUE		503,436	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		527,042	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5635	NEW CONSTR	1,800	01/13/1989
2877	H/AC	2,800	01/13/1989
5289	NEW CONSTR	81,462	11/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1911/0352	4/02/2014	SW	U	I	11	100
GRANTOR: WEST CAROLYN K						
GRANTEE: WEST CAROLYN K & DA						
1905/1329	2/26/2014	SW	U	I	30	100
GRANTOR: WEST CAROLYN K						
GRANTEE: WEST CAROLYN K TRUS						

BUILDING NOTES	
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BUILDING DIMENSIONS	
FGR=[YR=1993] W14 UOP=[YR=1993] N14 W51 S14 BAS=[YR=1993] S32E3 D2 R2 E5 U2 R2 E3 N6 E6 FOP=[YR=1993] S2 E8 N5 W8 S3 \$ N3 E8 S3 E14 N26 W19 N2 W12 S2 W12\$ E11 N2 E12 S2 E28\$ W8 S26 E22 N26 \$ PTR= E15 FUS=[YR=1993] E53 S23 W25 N3 W28 N20\$ W15 \$.	