

PAZIENZA MICHELLE
1309 RIDGE CT
FERNANDINA BEACH, FL 32034

00-00-30-043C-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 9020FACE BRICK 1008IRREGULAR 10003COMP SHNGL 10005DRYWALL 10013LVT/LAMNT 7011CLAY TILE 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 10006Quality Level 060100SINGLE FAMILYMAP NUMMKT AREA02NEIGHBORHOOD/LOC2008.00BAS1,6961001,696245,467FGR4125522732,854FOP3430101,447FSP12040486,947TOTALS2,2621,981286,715EXTRA FEATURES1309 RIDGE CT, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND0900011,981128.0272152.03301,17119922012004.8095.20

Heated Area: 1696HX Base Yr 2023

FSP1993BAS1993FGR1993FOP1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 8Tax Dist:

BUILDING MARKET VALUE286,715TOTAL MARKET OB/XF VALUE3,269TOTAL LAND VALUE - MARKET135,000TOTAL MARKET VALUE424,984SOH/AGL Deduction34,650ASSESSED VALUE390,334TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE340,334TOTAL JUST VALUE424,984NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE395,381SALES DATAOFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE2502/194910/05/2021WD Q I I 01478,000GRANTOR:FLEXON JOHN D JR & IVGRANTEE:PAZIENZA MICHELLE2002/08309/11/2015QC U I I 11100GRANTOR:FLEXON JOHN DIRK JR &GRANTEE:FLEXON ANGELO F ETBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W27 FSP=[YR=1993] N10 W12 S10 E12\$ W23 S14 W2 S6 E2 S3 FGR=[YR=1993] S21 E20 N4 FOP=[YR=1993] E8 N2 W2 N3 W6 S5\$ N13 W2 N4 W18\$ E18 S4 E2 S8 E6 S3 E2 S2 E11 S4 E11 N14 E1 N6 W1N24\$.LAND DESCRIPTIONTOTAL OB/XF3,269L NUSE CODECLSBLD CAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES1000100CSFR100RG-10.000.001.00LT1.001.001.00135,000.00135,000.00135,000REVIEW DATE12/20/2017BYDJTotal Acres: 0.00Total Land Value: 135,000Market: 0Agricultural: 0Common: 135,000PRINTED 08/02/2023 BY SYS