LOT 25
IN OR 2428/628
OAK RIDGE #3 PB 5/220

DEMERANVILLE DIANE E L/E/
1311 RIDGE CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-043C-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

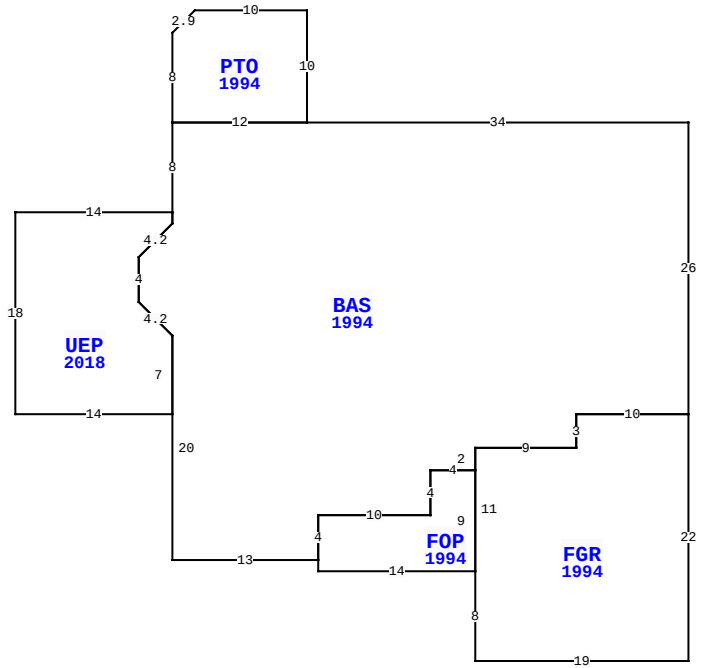
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100	1,523	197,381
FGR	391	55	215	27,864
FOP	86	30	26	3,369
PTO	118	5	6	777
UEP	231	60	139	18,014
TOTALS	2,349		1,909	247,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,909	122.2795	145.21	277,206	1994	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 1995 Heated Area: 1523 HX Base Yr 1995



1311 RIDGE CT, 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		247,406
TOTAL MARKET OB/XF VALUE		2,958
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		385,364
SOH/AGL Deduction		254,050
ASSESSED VALUE		131,314
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,314
TOTAL JUST VALUE		385,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801312	GLASSWALLS	18,100	02/06/2018
B23420	ADDITION	9,442	03/01/2010
B22702	REPAIR/RRF	1,576	07/01/2009
B930649	NEW CONSTR	65,201	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0628	1/13/2021	LE	U	I	11	100
GRANTOR: DEMERANVILLE DIANE EL						
GRANTEE: WILCOX SELENA P & L						
0699/0014	2/24/1994	WD	Q	I		96,800
GRANTOR: SEAWARD HOMES INC						
GRANTEE: DEMERANVILLE DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W34 PTO=[YR=1994] N10 W10 L2 D2 S8 E12 $ W12 S8 UEP=[YR=2018] W14S18E14N7 U3 L3 N4 R3 U3 N1$ S1 D3 L3 S4 D3 R3 S20 E13 FOP=[YR=1994] S1 E14 FGR=[YR=1994] S8 E19 N22 W10 S3 W9 S11 $ N9 W4 S4 W10 S4 $ N4 E10 N4 E4 N2 E9N3 E10 N26 $.

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	580.00	SF	6.50	6.50	100	1994	1994	3	70	2,639	
2	0810	CONCRETE A	0	100	0	0	70.00	SF	6.50	6.50	100	1994	1994	3	70	319	

LAND DESCRIPTION

TOTAL OB/XF 2,958

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	135,000.00	135,000.00	135,000							

REVIEW DATE 12/19/2018 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS