

LOT 28
IN OR 664 PG 1854
OAK RIDGE #3 PB 5/220

MONN AROM
2101 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-043C-0028-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	05	AVERAGE 100	0900	01	2,175	126.9002	150.69	327,751	1989	1989	0	0	15.50	84.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1993												Heated Area: 1800													
Roof Cover	12	MODULAR MT 100													HX Base Yr 1993													
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 80																										
Interior Floo	11	CLAY TILE 20																										
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.	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	1,368	100	1,368	174,192																								
FGR	484	55	266	33,871																								
FOP	28	30	8	1,019																								
FUS	432	100	432	55,008																								
UEP	168	60	101	12,861																								
TOTALS			2,480		2,175	276,950																						
EXTRA FEATURES			2101 NORTH RIDGE LN, FERNANDINA BEACH																									
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	1989	1989	3	68	2,380												
2	0810	CONCRETE A	0	100	0	0	1,333.00	SF	6.50	6.50	100	1989	1989	3	59.5	5,155												
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1989	1989	3	59.5	356												
4	0811	CONCRETE B	0	100	0	0	327.00	SF	5.20	5.20	100	1998	1998	3	77	1,309												
5	1242	WD DECK A	0	100	0	0	359.00	SF	10.00	10.00	100	1998	1998	3	20	718												
6	0940	SHEDS/PORT	0	100	11	13	143.00	SF	18.30	18.30	100	2003	2003	3	22	576												
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	2003	2003	3	22	773												
TOTAL OB/XF 11,267																												
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	135,000.00	135,000.00	135,000											
REVIEW DATE 07/31/2017 BY DJX Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS																												