

AVERA DEBORAH/WATSON ANTHONY F
124 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

00-00-31-128A-0003-0000



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK 80		
Exterior Wall	05	AVERAGE 20		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame Stories	03	MASONRY 100		
Units	1.	1. 100		
		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC		1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	83,012
FCP	351	25	88	7,305
FOP	200	30	60	4,981
FST	78	55	43	3,569
TOTALS	1,629		1,191	98,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,191	124.4652	112.33	133,785	1952	1985		0	0	26.10	73.90

1 SINGLE FAM - 0% - 0
Heated Area: 1000
HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2110/1030	3/31/2017	QD	U	I	11	100

GRANTOR: WATSON ANTHONY F
GRANTEE: AVERA DEBORAH S & W
1857/1314 5/17/2013 WD Q I 01 135,000
GRANTOR: JACKSON LATRELL D TRU
GRANTEE: WATSON ANTHONY F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W13 S6 FCP=[YR=1993] S27 E13
FOP=[YR=1993] E25N8 W25S8\$ N27W13\$ E13N6\$ S25E40 N25\$.

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		0	0006	R-1	100.00	200.00	1.00	LT	1.00	1.00	1.00	225,000.00	225,000.00	225,000							

EXTRA FEATURES

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	0810	CONCRETE A	0	0	0	0	405.00	SF 6.50	100	1980	1980	3	35	921	
2	0940	SHEDS/PORT	0	0	8	11	88.00	SF 30.00	100	1980	1980	3	20	528	

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		0	0006	R-1	100.00	200.00	1.00	LT	1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE

01/31/2017

BY

DJ

Total Acres: 0.00

Total Land Value: 225,000

Market: 0

Agricultural: 0

Common: 225,000

PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,867
TOTAL MARKET OB/XF VALUE	1,449
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	325,316
SOH/AGL Deduction	101,161
ASSESSED VALUE	224,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,155
TOTAL JUST VALUE	325,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,913

PERMIT NUM DESCRIPTION AMT ISSUED

20041616 REPAIR/RRF 0 09/09/2004