LOT 15
HICKORY RIDGE PBK 2234/596

VAN HAREN LINDA M
1328 ISLAND RIDGE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1501-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

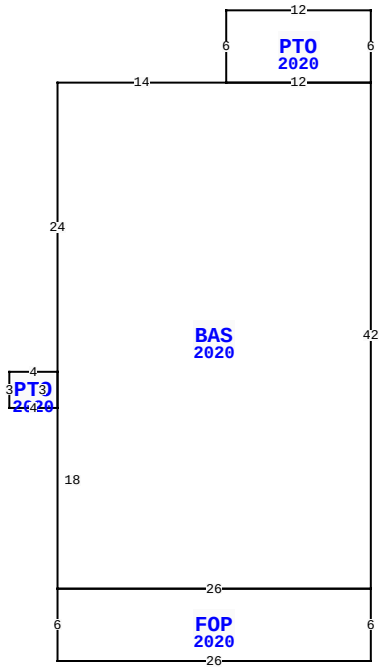
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	190,471
FOP	156	30	47	8,198
PTO	12	5	1	174
PTO	72	5	4	697
TOTALS	1,332		1,144	199,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,144	147.6209	175.30	200,543	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



1328 ISLAND RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	199,540
TOTAL MARKET OB/XF VALUE	4,118
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	303,658
SOH/AGL Deduction	62,579
ASSESSED VALUE	241,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,079
TOTAL JUST VALUE	303,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190450	NEW CONSTR	137,528	08/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1840	6/29/2020	WD	Q	I	01	267,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: VAN HAREN LINDA M						
2281/1092	6/07/2019	WD	Q	V	01	71,500
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] W12 S6 BAS=[YR=2020] W14 S24 PTO=[YR=2020] W4 S3 E4 N3 $ S18 FOP=[YR=2020] S6 E26 N6 W26 $ E26 N42 W12 $ E12 N6 $.

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	0855	CONC PAVER	0	0	0	0	416.00	SF	10.00	10.00	100	2020	2020	3	99	4,118	

LAND DESCRIPTION

TOTAL OB/XF 4,118

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 09/28/2020 BY RK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS