LOT 1
IN OR 2177/263
OCEAN RIDGE PB 5/103 & 104

COIRO MARGARET M
104 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0001-0000

BUILDING CHARACTERISTICS

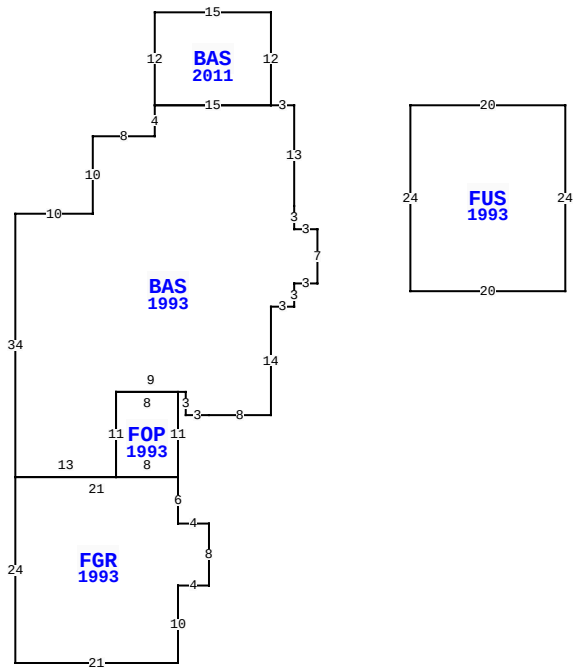
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	1,324	147,150
BAS	180	100	180	20,006
FGR	536	55	295	32,787
FOP	88	30	26	2,889
FUS	480	100	480	53,348
TOTALS	2,608		2,305	256,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	2,305	148.2466	126.01	290,453	1986	1998	0	0	0	11.80	88.20

1 SFR PATIO – 100% - 2014 Heated Area: 1984 HX Base Yr 2014



104 OCEAN RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,180
TOTAL MARKET OB/XF VALUE		8,476
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		539,656
SOH/AGL Deduction		227,799
ASSESSED VALUE		311,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,857
TOTAL JUST VALUE		539,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090649	H/AC	3,400	05/27/2009
20051027	REPAIR/RRF	6,000	01/10/2005
B0040781	REPAIR/RRF	4,000	04/22/2004
B969742	ADDITION	1,500	04/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2177/0263	2/08/2018	WD	U	I	11	100
GRANTOR: QUATTLEBAUM PATRICIA						
GRANTEE: COIRO MARGARET M						
1868/0154	7/16/2013	WD	Q	I	02	379,000
GRANTOR: MOORE F WILSON & LIND						
GRANTEE: COIRO MARGARET N &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1993=W3 BAS2011=N12 W15 S12
E15$ W15 S4 W8 S10W10 S34
FGR1993= S24 E21 N10 E4 N8 W4
N6 FOP1993=N11 W8 S11 E8$ W21$
E13 N11 E9 /S3E3/ E8 N14 E3 /
N3E3/ N7 /W3N3/ N13$ PTR=E15
FUS1993=E20 S24 W20 N24$ W15$.

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	17	6	102.00	SF	6.50	6.50	100	1986	1986	3	52	345	
2	0810	CONCRETE A	0	100	49	3	87.00	SF	6.50	6.50	100	1986	1986	3	52	294	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
4	0811	CONCRETE B	0	100	0	0	561.00	SF	5.20	5.20	100	2003	2003	3	84	2,450	
5	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	2003	2003	3	84	98	
6	0855	CONC PAVER	0	100	0	0	269.00	SF	10.00	10.00	100	2004	2004	3	86	2,313	
7	1242	WD DECK A	0	100	0	0	260.00	SF	10.00	10.00	100	2006	2006	3	31	806	

LAND DESCRIPTION

TOTAL OB/XF 8,476

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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS