

LOT 5
OCEAN RIDGE PB 5/103 & 104

SANTMYER MICHAEL/PARKER LEAH
112 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0005-0000



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 2																										
Exterior Wall	05	AVERAGE 80	0300	11	2,206	137.9017	117.22	258,587	1987	1992	0	0	0	14.80	85.20	VALUATION BY STANDARD																									
Exterior Wall	16	WD FR STUC 20	1 SFR PATIO - 100% - 2023													Heated Area: 1813													HX Base Yr 2023												
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY																									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 220,316																									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 6,161																									
Interior Floor	14	CARPET 60														TOTAL LAND VALUE - MARKET 312,500																									
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE 538,977																									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 0																									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 538,977																									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,000																									
Bathrooms	2	100														BASE TAXABLE VALUE 488,977																									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 538,977																									
Stories	2.	2. 100	NCON VALUE 0																																						
Units	0	100	INCOME VALUE																																						
BUD8 Adjustme	02	DIST FB 100	PREVIOUS YEAR MKT VALUE 479,336																																						
Quality			03	Quality Level 03																																					
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	1,312	100	1,312	131,032																																					
FGR	494	55	272	27,165																																					
FOP	84	30	25	2,497																																					
FOP	48	30	14	1,398																																					
FSP	195	40	78	7,790																																					
FUS	501	100	501	50,035																																					
PTO	72	5	4	400																																					
TOTALS			2,706	2,206	220,316																																				
EXTRA FEATURES			112 OCEAN RIDGE DR, 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	0811	CONCRETE B	0	100	44	17	813.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,304																									
2	0810	CONCRETE A	0	100	48	3	147.00	SF	6.50	6.50	100	1987	1987	3	54.5	521																									
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	64	2,240																									
6	1242	WD DECK A	0	100	16	21	336.00	SF	10.00	10.00	100	1987	1987	3	20	672																									
7	1242	WD DECK A	0	100	4	17	68.00	SF	10.00	10.00	100	1987	1987	3	20	136																									
8	0300	BOAT DCK W	0	100	9	4	36.00	SF	40.00	40.00	100	1987	1987	3	20	288																									
TOTAL OB/XF 6,161																																									
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500																								
REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS																																									