LOT 6
OCEAN RIDGE PB 5/103 & 104

RUSSELL NEIL G & LAURA G
114 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0006-0000

BUILDING CHARACTERISTICS

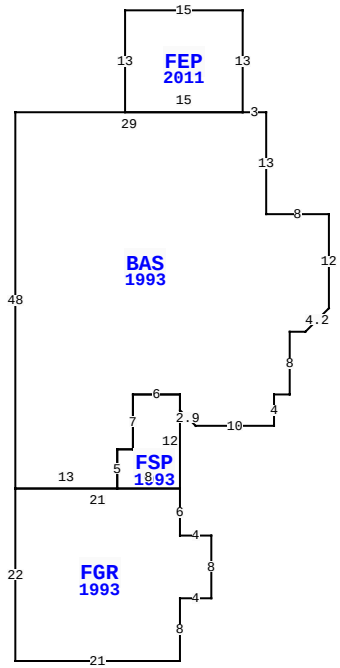
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,508	100	1,508	148,202
FEP	195	80	156	15,331
FGR	494	55	272	26,732
FSP	82	40	33	3,243
TOTALS	2,279		1,969	193,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,969	137.1549	116.58	229,546	1989	1989	0	0	0	15.70	84.30

1 SFR PATIO – 100% - 2022 Heated Area: 1508 HX Base Yr 2022



114 OCEAN RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,507
TOTAL MARKET OB/XF VALUE		7,040
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		513,047
SOH/AGL Deduction		55,117
ASSESSED VALUE		457,930
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		402,930
TOTAL JUST VALUE		513,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5214	XFOB	1,000	02/08/1989
2322	NEW CONSTR	2,000	01/24/1989
1032	H/AC	2,400	01/24/1989
5100	NEW CONSTR	68,565	11/14/1988
1285	NEW CONSTR	2,500	11/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0093	4/23/2021	QC	U	I	11	100
GRANTOR: RUSSELL LAURA G & NEI						
GRANTEE: RUSSELL NEIL G & LA						
2125/1449	6/09/2017	WD	Q	I	01	367,700
GRANTOR: BECKER GREGORY & BECK						
GRANTEE: RUSSELL LAURA G & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N13 W3 FEP=[YR=2011] N13 W15 S13 E15 $ W29 S48 FGR=[YR=1993] S22 E21 N8 E4 N8W4N6FSP=[YR=1993] N12 W6 S7 W2 S5 E8 $ W21 $ E13 N5 E2 N7 E6 S2 D2 R2 E10 N4 E2 N8 E2 U3 R3 N12 $.

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	0811	CONCRETE B	0	100	0	0	976.00	SF	5.20	5.20	100	1989	1989	3	59.5	3,020	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
3	1242	WD DECK A	0	100	0	0	820.00	SF	10.00	10.00	100	1989	1989	3	20	1,640	

LAND DESCRIPTION

TOTAL OB/XF 7,040

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	1.25	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