

LOT 8  
OCEAN RIDGE PB 5/103 & 104

ALDRIDGE CYNTHIA K TRUST/ALDRIDGE CYNTHIA K TRUSTE  
118 OCEAN RIDGE DR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0008-0000



| 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                   | 2,325              | 142.7556    | 121.34         | 282,116        | 1986        | 1991           | 0         | 0        | 0           | 15.10   | 84.90                                | VALUATION SUMMARY         |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                | 16               | WD FR STUC 20  | 1 SFR PATIO - 100% - 2022 |                      |                    |             |                |                |             |                |           |          |             |         |                                      | Heated Area: 1853         |            |                             |      |         |      |     |    |        |  |  |  |  | HX Base Yr 2022 |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                               | 03               | GABLE/HIP 100  |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | Tax Group: 2              |            |                             |      |         |      |     |    |        |  |  |  |  | Tax Dist:       |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                   | 03               | COMP SHNGL 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | BUILDING MARKET VALUE     |            |                             |      |         |      |     |    |        |  |  |  |  | 239,516         |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                | 05               | DRYWALL 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |      |     |    |        |  |  |  |  | 6,338           |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 11               | CLAY TILE 70   |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | TOTAL LAND VALUE - MARKET |            |                             |      |         |      |     |    |        |  |  |  |  | 312,500         |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                                                                               | 14               | CARPET 30      |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | TOTAL MARKET VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  | 558,354         |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                | 03               | CENTRAL 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | SOH/AGL Deduction         |            |                             |      |         |      |     |    |        |  |  |  |  | 40,940          |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                 | 04               | AIR DUCTED 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | ASSESSED VALUE            |            |                             |      |         |      |     |    |        |  |  |  |  | 517,414         |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                     | 02               | WOOD FRAME 100 |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | TOTAL EXEMPTION VALUE     |            |                             |      |         |      |     |    |        |  |  |  |  | HX HB 50,000    |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                    | 1.5              | 1.5 100        |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | BASE TAXABLE VALUE        |            |                             |      |         |      |     |    |        |  |  |  |  | 467,414         |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                        | 02               | DIST FB 100    |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      | TOTAL JUST VALUE          |            |                             |      |         |      |     |    |        |  |  |  |  | 558,354         |  |  |  |  |  |  |  |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                | 02               | DIST FB 100    | NCON VALUE                |                      |                    |             |                |                |             |                |           |          |             |         |                                      | 5,471                     |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 501              | 100            | 501                       | 51,612               |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 1,241            | 100            | 1,241                     | 127,845              |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                          | 111              | 100            | 111                       | 11,435               |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FEP                                                                                                                                          | 168              | 80             | 134                       | 13,805               |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                          | 536              | 55             | 295                       | 30,390               |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                          | 88               | 30             | 26                        | 2,679                |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                          | 84               | 20             | 17                        | 1,751                |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                       |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         | 2,729 2,325 239,516                  |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                               |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         | 118 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      |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                            | 0811             | CONCRETE B     | 0                         | 100                  | 53                 | 3           | 159.00         | SF             | 5.20        | 5.20           | 100       | 1986     | 1986        | 3       | 52                                   | 430                       |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                     |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                            | 0811             | CONCRETE B     | 0                         | 100                  | 0                  | 0           | 773.00         | SF             | 5.20        | 5.20           | 100       | 2011     | 2011        | 3       | 93                                   | 3,738                     |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 02/21/2023 BY DJ Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS |                  |                |                           |                      |                    |             |                |                |             |                |           |          |             |         |                                      |                           |            |                             |      |         |      |     |    |        |  |  |  |  |                 |  |  |  |  |  |  |  |  |  |  |  |  |