



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
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	14	CARPET 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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1075.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100	1,358	141,930
BAS	362	100	362	37,834
FGR	494	55	272	28,428
FOP	48	30	14	1,463
FOP	84	30	25	2,613
FUS	465	100	465	48,599
SFB	270	80	216	22,575
UOP	216	20	43	4,494

TOTALS	3,297		2,755	287,935
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	736.00	SF	10.00
2	0810	CONCRETE A	0	0	0	0	788.00	SF	6.50
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
4	0810	CONCRETE A	0	0	0	0	157.00	SF	6.50

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	2,755	134.5997	114.41	315,200	1989	2004	0	0	8.65	91.35
1 SFR PATIO - 0% - 0											
Heated Area: 2401											
HX Base Yr											

130 OCEAN RIDGE DR, FERNANDINA BEACH					INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
736.00	SF	10.00	10.00	100	2018	2018	3	98	7, 213		
788.00	SF	6.50	6.50	100	1989	1989	3	59.5	3, 048		
2.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	4,760		
157.00	SF	6.50	6.50	100	1989	1989	3	59.5	607		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		287,935	
TOTAL MARKET OB/XF VALUE		15,628	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		553,563	
SOH/AGL Deduction		0	
ASSESSED VALUE		553,563	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		553,563	
TOTAL JUST VALUE		553,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		534,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172958	REMODEL	45,000	09/27/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/0874	3/08/2021	QC	U	I	11
GRANTOR: STARK ROBERT T & MARI					
GRANTEE: CASTARK PROPERTIES					
2072/0465	9/16/2016	WD	Q	I	05
GRANTOR: RANKIN ELIZABETH T					
GRANTEE: STARK ROBERT T & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2018] W18 S12 BAS=[YR=2018] W15 S30 BAS=[YR=1993] W4 S37 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W7 S12 E7 \$ W21 \$ E14 N12 E11 S3 E9 N15 FOP=[YR=1993] N12 W4 S12 E4 \$ W4 N12 E7 N16 SFB=[YR=1993] N15 W18 S15 E18\$ W18 S4 W8 S11 W7\$ E7 N11 E8 N19\$ E18 N12\$ PTR= E15 FUS=[YR=1993] E21 S16 W8 S7 W15 N19 E2 N4 \$ W15 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	0			0.00	0.00	1.00

TOTAL OB/XF									
15,628									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000		