

LOT 16
IN OR 563 PG 554
CASE # 93-467-CA

HADDOCK PATRICIA ANN MARCUM
134 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0016-0000



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 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	02	DIST FB 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	1,609	100	1,609	159,849
FGR	472	55	260	25,830
FOP	75	30	22	2,186
FSP	195	40	78	7,749

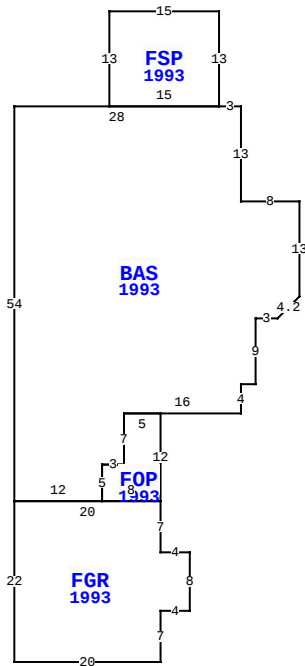
TOTALS	2,351		1,969	195,614
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50
2	0811	CONCRETE B	0	100	46	17	782.00	SF	5.20
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	1243	WD DECK F	0	100	0	0	276.00	SF	8.00

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	100			0.00	0.00	1.00

REVIEW DATE	08/21/2019	BY	DJA
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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	139.1463	118.27	232,874	1988	1988	0	0	0	16.00	84.00
1 SFR PATIO - 100% - 0												
Heated Area: 1609												
HX Base Yr												



134 OCEAN RIDGE DR, FERNANDINA BEACH

TOTAL OB/XF												
6,367												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000					

TOTAL OB/XF												
6,367												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000					

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	195,614		
TOTAL MARKET OB/XF VALUE	6,367		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	451,981		
SOH/AGL Deduction	278,650		
ASSESSED VALUE	173,331		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	123,331		
TOTAL JUST VALUE	451,981		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	409,322		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111149	REMODEL	6,560	07/13/2011
2272	NEW CONSTR	1,900	11/29/1988
987	H/AC	2,400	11/29/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0563/0554	2/16/1989	WD	Q	I	
GRANTOR: ALMAND CONST COMPANY					
GRANTEE: SIKES PATRICIA A					
0500/0728	10/08/1986	MS	U	V	
GRANTOR: FDNA BEACH DEV					
GRANTEE: MONTGOMERY - ALMAND					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15 S13 E15\$ W28 S54					
FGR=[YR=1993] S22 E20 N7 E4 N8 W4 N7 FOP=[YR=1993] N12 W5 S7					
W3 S5 E8\$ W20\$ E12 N5 E3 N7 E16 N4 E2 N9E3 R3 U3 N13 W8 N13					
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