

LOT 17
IN OR 1046/1899
OCEAN RIDGE PB 5/103 & 104

RAMSAY THERESA M
136 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	2.	2. 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	1,562	100	1,562	150,146
FGR	494	55	272	26,146
FOP	84	30	25	2,403
FUS	495	100	495	47,581

TOTALS	2,635		2,354	226,277
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	
2	1242	WD DECK A	0	100	0	0	646.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	
4	0858	SCULP CONC	0	100	0	0	331.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

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	2,354	133.7945	113.73	267,720	1990	1990	0	0	15.48	84.52
1 SFR PATIO - 100% - 2004											
Heated Area: 2057											
HX Base Yr 2004											

136 OCEAN RIDGE DR, FERNANDINA BEACH

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

TOTAL OB/XF											
7,745											

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0	Common: 250,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
2											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
226,277											
TOTAL MARKET OB/XF VALUE											
7,745											
TOTAL LAND VALUE - MARKET											
250,000											
TOTAL MARKET VALUE											
484,022											
SOH/AGL Deduction											
245,358											
ASSESSED VALUE											
238,664											
TOTAL EXEMPTION VALUE											
HX HB WX											
55,000											
BASE TAXABLE VALUE											
183,664											
TOTAL JUST VALUE											
484,022											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
449,678											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111993	REPAIR/RRF	5,000	11/08/2011
20110937	H/AC	3,000	06/09/2011
20052104	H/AC	3,000	06/30/2005
5911	NEW CONSTR	70,618	04/11/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1046/1899	3/28/2002	WD	Q	I		217,000	
GRANTOR: LEA PER & BARBARA M							
GRANTEE: RAMSAY ROBERT W & T							
0777/0270	11/18/1996	WD	Q	I		148,000	
GRANTOR: ARBEENY HENRY & ROBER							
GRANTEE: LEA PER & BARBARA M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W15 S17 W8 S11 W11 S37 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W7 S12 E7 \$ W21 \$ E14 N12 E8 S3 E12 N15 W4 N12 E7 N16 W3 N13 \$ PTR= E15 FUS=[YR=1993] E25 S15 W10 S8 W15 N23 \$ W15 \$.											