



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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	2.	2. 100
Units	0	100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	1075.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,351	100	1,351	137,203
FGR	494	55	272	27,624
FOP	48	30	14	1,422
FOP	84	30	25	2,539
FUS	495	100	495	50,270
PTO	60	5	3	304
SFB	182	80	146	14,827

TOTALS	2,714		2,306	234,190
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,323.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	11	2,306	140.8887	119.76	276,167	1990	1990	0	0	15.20	84.80
1 SFR PATIO - 0% - 0											
Heated Area: 1992											
HX Base Yr											

140 OCEAN RIDGE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,731											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		234,190	
TOTAL MARKET OB/XF VALUE		5,731	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		489,921	
SOH/AGL Deduction		0	
ASSESSED VALUE		489,921	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		489,921	
TOTAL JUST VALUE		489,921	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		457,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052577	REPAIR/RRF	7,000	08/31/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2436/0126	2/17/2021	WD	Q	I	01
GRANTOR: SHOTTAFAER MARILYN H R					
GRANTEE: WHITE MARTIN D & AN					
1071/0227	7/25/2002	WD	U	I	01
GRANTOR: SHOTTAFAER MARILYN H					
GRANTEE: SHOTTAFAER MARILYN H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 SFB=[YR=2007] N13 W14 S13 E14 \$ W14 S4 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 PTO=[YR=1993] E5 N12 W5 S12 \$ FOP=[YR=1993] N12 W4 S12 E4 \$ W4 N12 E6 N16 \$ PTR= E15 FUS=[YR=1993] E25 S15 W10 S8 W15 N23 \$ W15 \$.									