LOT 34
OCEAN RIDGE PB 5/103 & 104

ABERNATHY JOHN G & SUSAN F/
108 EIDER CT
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0034-0000

BUILDING CHARACTERISTICS

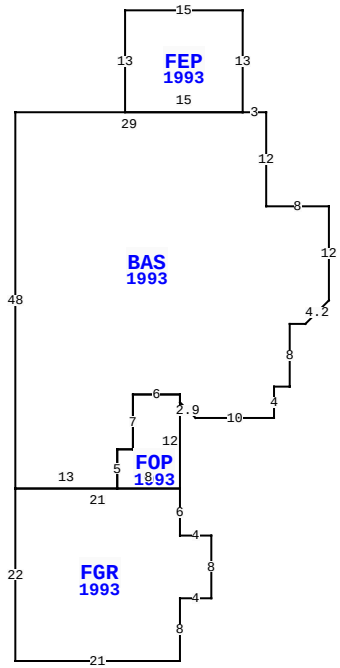
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,497	100	1,497	147,402
FEP	195	80	156	15,361
FGR	494	55	272	26,782
FOP	82	30	25	2,462
TOTALS	2,268		1,950	192,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	1,950	138.3995	117.64	229,398	1987	1987	0	0	0	16.30	83.70

1 SFR PATIO – 100% - 2023 Heated Area: 1497 HX Base Yr 2023



108 EIDER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,006
TOTAL MARKET OB/XF VALUE		3,746
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		445,752
SOH/AGL Deduction		0
ASSESSED VALUE		445,752
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		395,752
TOTAL JUST VALUE		445,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041751	REPAIR/RRF	4,000	09/29/2004
BP 4336	N/A	48,200	06/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0558	6/03/2019	WD	Q	I	01	344,000
GRANTOR: CUDD MICHAEL L & RAND						
GRANTEE: ABERNATHY JOHN G &						
2280/0554	5/17/2019	PR	U	I	19	100
GRANTOR: CUDD MICHAEL L P/R OF						
GRANTEE: CUDD MICHAEL L & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N12 W3 FEP=[YR=1993] N13 W15 S13 E15 $ W29 S48 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W6 S7 W2 S5 E8 $ W21 $ E13 N5 E2 N7 E6 S1 D2 R2 E10 N4 E2 N8 E2 U3 R3 N12 $.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	100	48	17	816.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,313	
2	0810	CONCRETE A	0	100	3	48	144.00	SF	6.50	6.50	100	1987	1987	3	54.5	510	
3	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	2006	2006	3	88	664	
4	1076	TRELLIS A	0	100	0	0	72.00	SF	7.50	7.50	100	2006	2006	3	48	259	

LAND DESCRIPTION

TOTAL OB/XF 3,746

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS