LOT 35
OCEAN RIDGE PB 5/103 & 104

ORTIZ ROBERT E/MORSE CAROL A
110 EIDER CT
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-155R-0035-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

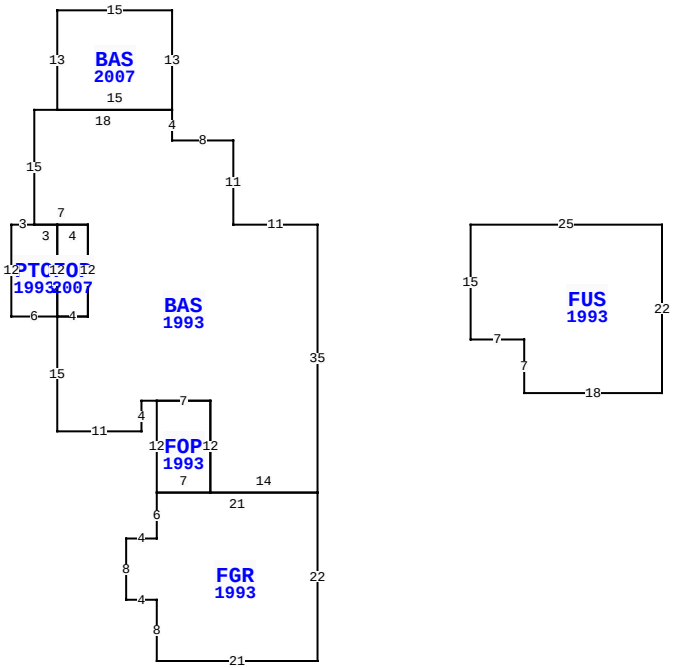
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 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 |
| 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 | 1,304 | 100 | 1,304 | 132,527 |
| BAS | 195 | 100 | 195 | 19,818 |
| FGR | 494 | 55 | 272 | 27,643 |
| FOP | 84 | 30 | 25 | 2,541 |
| FOP | 48 | 30 | 14 | 1,423 |
| FUS | 501 | 100 | 501 | 50,918 |
| PTO | 72 | 5 | 4 | 406 |
| TOTALS | 2,698 | | 2,315 | 235,277 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0300 | 11 | 2,315 | 139.5197 | 118.59 | 274,536 | 1987 | 1993 | 0 | 0 | 0 | 14.30 | 85.70 |

1 SFR PATIO – 0% - 0 Heated Area: 2000 HX Base Yr




110 EIDER CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 04/16/2008 DJJW | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 235,277 |
| TOTAL MARKET OB/XF VALUE | 6,375 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 491,652 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 491,652 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 491,652 |
| TOTAL JUST VALUE | 491,652 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 461,391 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20051710 | REPAIR/RRF | 3,000 | 04/29/2005 |
| BP4335 | N/A | 54,750 | 06/05/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2449/1741 | 3/31/2021 | WD | Q | I | 01 | 490,000 |
| GRANTOR: ATKINS KAREN L | | | | | | |
| GRANTEE: ORTIZ ROBERT E & CA | | | | | | |
| 1537/1971 | 11/28/2007 | WD | Q | I | | 305,500 |
| GRANTOR: MAURER DOUGLAS & GLOR | | | | | | |
| GRANTEE: ATKINS KAREN L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 N11 W8 N4 BAS=[YR=2007] N13 W15 S13 E15 $ W18 S15 PTO=[YR=1993] W3 S12 E6 FOP=[YR=2007] E4 N12 W4S12$ N12 W3$ E7S12 W4 S15 E11 N4 E2 FOP=[YR=1993] S12 FGR=[YR=1993] S6 W4 S8 E4 S8 E21N22 W21 $ E7 N12 W7 $ E7 S12 E14 N35 $ PTR= E20 FUS=[YR=1993] E25S22 W18 N7 W7 N15 $ W20 $.

## 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 | 0 | 0 | 0 | 719.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 54.5 | 2,038 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 46 | 3 | 138.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 54.5 | 489 | |
| 3 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1987 | 1987 | 3 | 64 | 2,240 | |
| 4 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 372.00 | SF | 10.00 | 10.00 | 100 | 2002 | 2002 | 3 | 21 | 781 | |
| 5 | 0820 | WOOD WALK | 0 | 0 | 0 | 0 | 176.00 | SF | 11.75 | 11.75 | 100 | 2002 | 2002 | 3 | 40 | 827 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,375

| 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 | 0 | | | 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