

LOT 67
IN OR 748 PG 1261
EGAN'S BLUFF #2 PB 5/102

MARKS SAMUEL L & MAUREEN J
1921 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality 06 Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 2031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	2,232	259,535
FEP	289	80	231	26,860
FGR	504	55	277	32,209
FOP	68	30	20	2,325
UOP	54	20	11	1,279

TOTALS 3,147 2,771 322,210

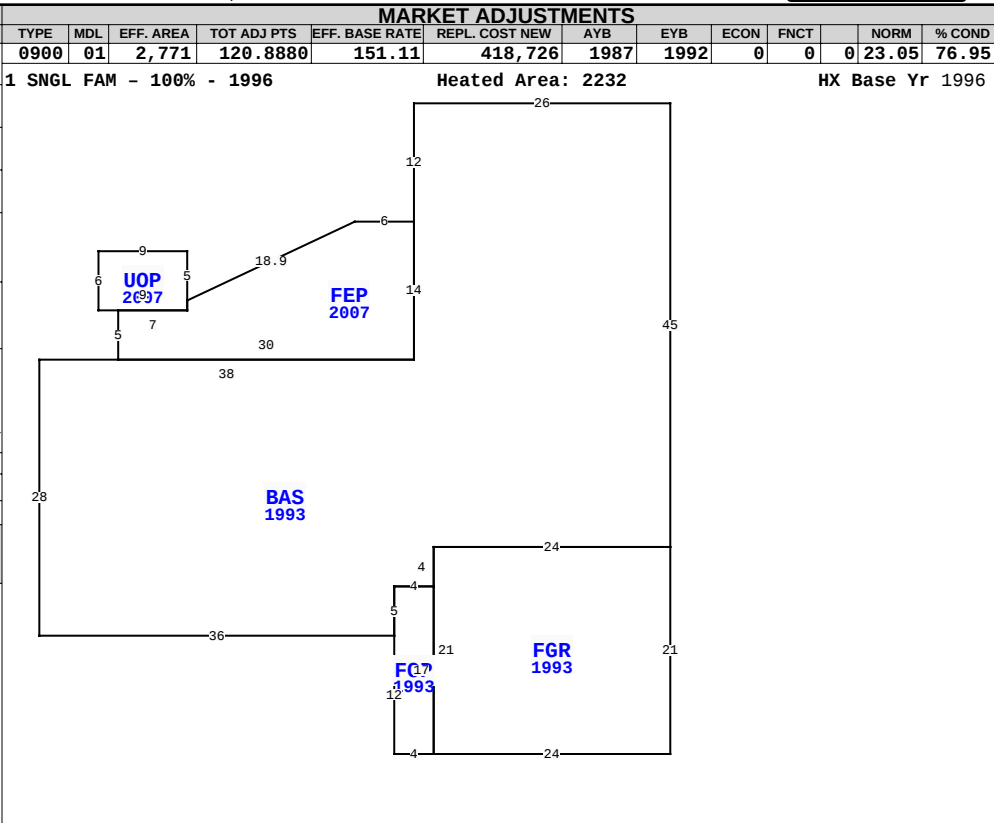
EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
2	0855	CONC PAVER	0 100	0	0	814.00	SF	10.00	10.00	100	2007	2007	3	88	7,163	
3	0855	CONC PAVER	0 100	52	3	156.00	SF	10.00	10.00	100	2007	2007	3	88	1,373	
4	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30	100	1996	1996	3	20	511	
5	1127	BRICK 8"	0 100	0	0	93.00	SF	11.00	11.00	100	1987	1987	3	83	849	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 08/22/2019 BY DJA



1921 RIDGEWOOD DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

L N	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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
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5	1127	BRICK 8"	0 100	0	0	93.00	SF	11.00	11.00	100	1987	1987	3	83	849	

TOTAL OB/XF 11,136

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,210
TOTAL MARKET OB/XF VALUE		11,136
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		583,346
SOH/AGL Deduction		321,309
ASSESSED VALUE		262,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,037
TOTAL JUST VALUE		583,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20841	REMODEL	11,000	12/01/2007
R991562	REPAIR/RRF	1,200	02/01/1999
BBP3805	N/A	65,600	01/05/1987
BP 3805	N/A	65,600	01/05/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0748/1261	1/11/1996	WD	U	I	07
					SALE PRICE
					100

GRANTOR: GRAFTON DONALD H

GRANTEE: MARKS SAMUEL & MAUR

0743/1146 11/06/1995 WD Q I 168,000

GRANTOR: GRAFTON DONALD H

GRANTEE: MARKS SAMUEL L & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S12 FEP=[YR=2007] W6 D8 L17 UOP=[YR=2007] N5 W9 S6 E9N1\$ S1 W7 S5 E30 N14\$ S14 W38 S28 E36 FOP=[YR=1993] S12 E4 FGR=[YR=1993] E24 N21 W24 S21\$ N17 W4 S5\$ N5 E4 N4 E24 N45\$.

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