

LOT 69
OR 601 PG 951
EGANS BLUFF #2 PB 5/102

STEPHENS CALVIN K & KAY
P O BOX 15243
FERNANDINA BEACH, FL 32035

2024

00-00-30-021B-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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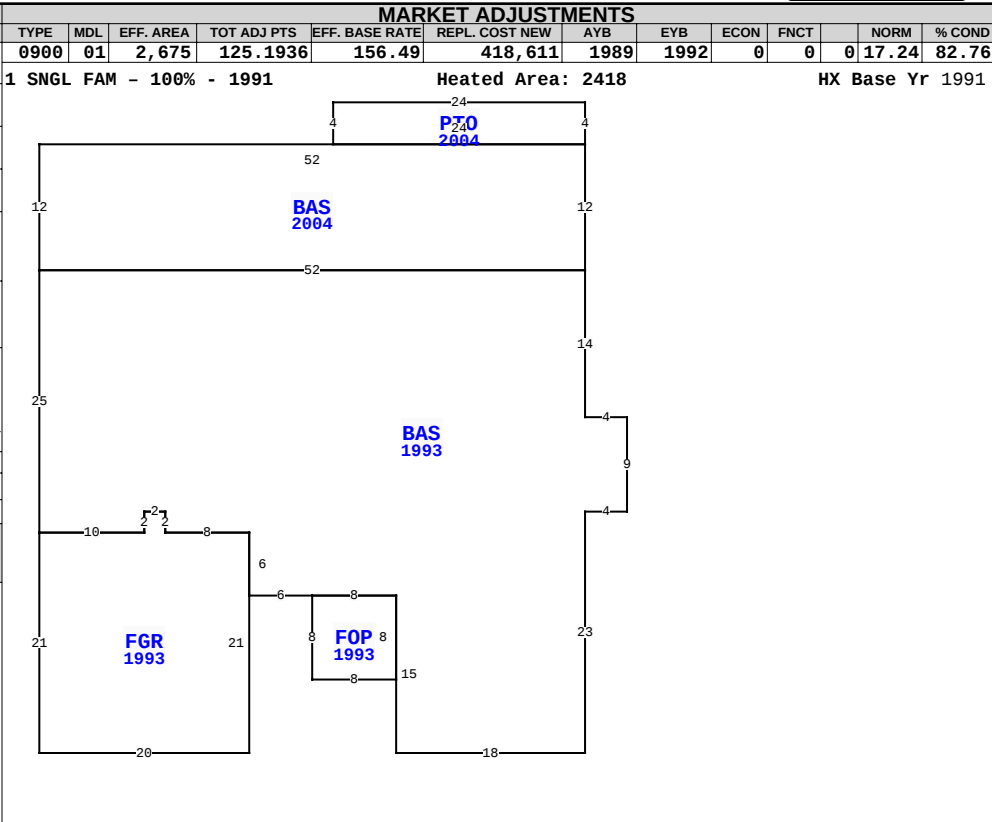
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	232,343
BAS	624	100	624	80,815
FGR	424	55	233	30,176
FOP	64	30	19	2,460
PTO	96	5	5	647

TOTALS	3,002		2,675	346,442
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	16	28	448.00	SF	6.50
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50
3	0810	CONCRETE A	0	100	0	0	298.00	SF	6.50
4	0855	CONC PAVER	0	100	0	0	250.00	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	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	07/29/2022	BY	KBA
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1907 RIDGEWOOD DR, FERNANDINA BEACH

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

TOTAL OB/XF											4,341
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	2

Market:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	346,442		
TOTAL MARKET OB/XF VALUE	4,341		
TOTAL LAND VALUE - MARKET	250,000		
TOTAL MARKET VALUE	600,783		
SOH/AGL Deduction	350,581		
ASSESSED VALUE	250,202		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	200,202		
TOTAL JUST VALUE	600,783		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	514,946		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035261	REPAIR/RRF	5,000	07/01/2003
5693	NEW CONSTR	64,935	05/02/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0601/0951	7/10/1990	WD	Q	I	
GRANTOR: ALMAND AMOS F JR					SALE PRICE 120,000
GRANTEE: STEPHENS CALVIN & K					
0503/0903	11/21/1986	MS	U	V	
GRANTOR: FDNA BEACH DEV					645,000
GRANTEE: ALMAND AMOS F JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4 N14 BAS=[YR=2004] N12 PTO=[YR=2004] N4 W24 S4 E24 \$ W52 S12 E52 \$ W52 S25 FGR=[YR=1993] S21 E20 N21 W8 N2 W2 S2 W10 \$ E10 N2 E2 S2 E8 S6 E6 FOP=[YR=1993] S8 E8 N8 W8 \$ E8 S15 E18 N23 E4 N9 \$.									