

TAMBURELLO ROBERT & JANICE
1886 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

00-00-30-021B-0073-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 90

Exterior Wall

21

STONE 10

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 Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,310

100

2,310

286,232

FGR

462

55

254

31,473

FOP

18

30

5

620

PTO

440

5

22

2,726

UOP

168

20

34

4,213

TOTALS

3,398

2,625

325,264

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,625

120.8880

151.11

396,664

1987

1987

0

0

18.00

82.00

1 SNGL FAM - 100% - 2018

Heated Area: 2310

HX Base Yr 2018

20

22

22

3

17

30

32

21

22

21

9

12

12

13

5

12

5

1

6

1

3

12

PTO

1993

UOP

1993

BAS

1993

FGR

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

325,264

TOTAL MARKET OB/XF VALUE

6,190

TOTAL LAND VALUE - MARKET

250,000

TOTAL MARKET VALUE

581,454

SOH/AGL Deduction

225,771

ASSESSED VALUE

355,683

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

305,683

TOTAL JUST VALUE

581,454

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

497,300

PERMIT NUM

DESCRIPTION

AMT

ISSUED

6420

ADDITION

5,075

04/20/1990

BP 4158

N/A

70,648

06/09/1987

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

2054/0506

6/15/2016

WD Q

I I

01

405,000

GRANTOR: COOK HELEN E

GRANTEE: TAMBURELLO ROBERT &

1245/0534

7/13/2004

WD Q

I I

295,000

GRANTOR: WAAS WILLIAM T & MARY

GRANTEE: COOK HELEN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 PTO=[YR=1993] N22 W20 S22 E3 UOP=[YR=1993] S12 E14 N12 W14 \$ E17\$ W3 S12 W14 N12 W14 S45 E5 S2E12 N2 E5 FOP=[YR=1993] E6 N3 W6 S3\$N3 E6 S3 E12 FGR=[YR=1993] S9 E21 N22 W21 S13\$ N13 E21 N32\$.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/13/2024

MLU

EXTRA FEATURES

1886 RIDGEWOOD DR, FERNANDINA BEACH

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 0810 CONCRETE A

0 100

58 3

174.00

SF 6.50

6.50

100

1987

1987

3

52

588

3 0812 CONCRETE C

0 100

0 0

1,252.00

SF 4.00

4.00

100

1987

1987

3

52

2,604

4 0910 SCRNM L

0 100

14 10

140.00

SF 15.00

15.00

100

1990

1990

3

20

420

5 0810 CONCRETE A

0 100

0 0

312.00

SF 6.50

6.50

100

1993

1993

3

66

1,338

LAND DESCRIPTION

TOTAL OB/XF

6,190

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

250,000.00

250,000.00

250,000

REVIEW DATE

08/22/2019

BY

DJA

Total Acres: 0.00

Total Land Value: 250,000

Market: 0

Agricultural: 0

Common: 250,000

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