

MCCLOUD JAMES C & LINDA L
1894 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-021B-0074-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

20FACE BRICK 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 60

11CLAY TILE 40

03CENTRAL 100

04AIR DUCTED 100

02WOOD FRAME 100

05DIST 1A 100

06Quality Level 06

0100SINGLE FAMILY

02MKT AREA

2031.00

06BAS1,9831001,983256,765

06BAS17610017622,789

06FGR5285529037,550

06FOP253081,036

TOTALS2,7122,457318,141

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000177.00SF6.506.5010019881988354.5627

20812CONCRETE C0100001,872.00SF4.004.0010019881988354.54,081

30500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883642,240

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CSFR100RSF-20.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE08/22/2019BYDJATotal Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYB ECONFNCTNORM% COND

0900012,457121.5504151.94373,317198819970014.7885.22

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE318,141

TOTAL MARKET OB/XF VALUE6,948

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE575,089

SOH/AGL Deduction302,900

ASSESSED VALUE272,189

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE222,189

TOTAL JUST VALUE575,089

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE491,518

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1574/06636/30/2008WDQI360,000

GRANTOR: VALET EUGENE H & SUSA

GRANTEE: MCCLOUD JAMES C & L

1269/195810/29/2004WDQI295,000

GRANTOR: WATSON WILLIAM J JR &

GRANTEE: VALET EUGENE H & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2007] W19 S11 E8 N3 E11 N8\$ S8 W11 S3 W11 N3 W13 S3 W14 S14 FGR=[YR=1993] S24 E22 N24 W22\$ E22 S16 E11 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S11 E27 N47 \$.

1894 RIDGEWOOD DR, FERNANDINA BEACH

BLD DATE07/29/2008DJLGL DATE03/13/2024MLU

XF DATEINC DATELAND DATEAG DATE

FGR 1993

BAS 1993

BAS 2007

FOP 1993