LOT 75
EGANS BLUFF #2 PB 5/102

TOFIELD GEOFFREY & EILEEN
1906 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-021B-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

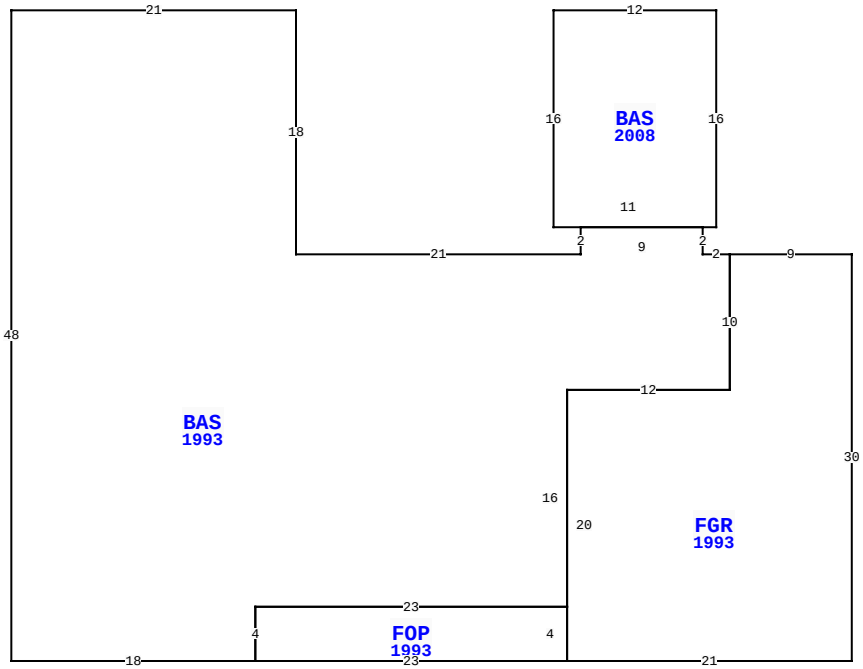
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,654	100	1,654	279,869
BAS	192	100	192	32,488
FGR	510	55	280	47,379
FOP	92	30	28	4,738
TOTALS	2,448		2,154	364,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,154	124.6462	186.97	402,733	1987	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2022 Heated Area: 1846 HX Base Yr 2022



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	03/13/2024 MLU
AG DATE	

1906 RIDGEWOOD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		364,473
TOTAL MARKET OB/XF VALUE		7,018
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		621,491
SOH/AGL Deduction		164,050
ASSESSED VALUE		457,441
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		407,441
TOTAL JUST VALUE		621,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7896	ADDITION	2,100	03/06/1992
BP4140	N/A	55,408	06/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0960	11/18/2021	WD	Q	I	02	639,000
GRANTOR: CAYLESS JUSTIN & BRIT						
GRANTEE: TOFIELD GEOFFREY &						
2470/0318	6/11/2021	WD	Q	I	01	587,000
GRANTOR: NADEAU FAMILY ENTERPR						
GRANTEE: CAYLESS JUSTIN & BR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W9 BAS=[YR=1993] W2 N2 BAS=[YR=2008] E1 N16 W12 S16 E11$W9 S2 W21 N18 W21 S48 E18 FOP=[YR=1993] E23 N4 W23 S4$ N4 E23 N16 E12 N10$ S10 W12 S20 E21 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0812	CONCRETE C	0	100	0	0	1,156.00	SF	4.00	4.00	100	1987	1987	3	52	2,404	
3	0810	CONCRETE A	0	100	46	3	138.00	SF	6.50	6.50	100	1987	1987	3	52	466	
4	1242	WD DECK A	0	100	24	15	360.00	SF	10.00	10.00	100	1990	1990	3	20	720	
5	0825	BRICK	0	100	0	0	117.00	SF	12.50	12.50	100	1990	1990	3	86	1,258	

LAND DESCRIPTION

TOTAL OB/XF 7,018

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	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 PRINTED 08/06/2024 BY SYS