LOT 77
EGANS BLUFF #2 PB 5/102

PINELLAS EQUITIES LLC
25 N MARKET ST SUITE 300G
JACKSONVILLE, FL 32202

2024

00-00-30-021B-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

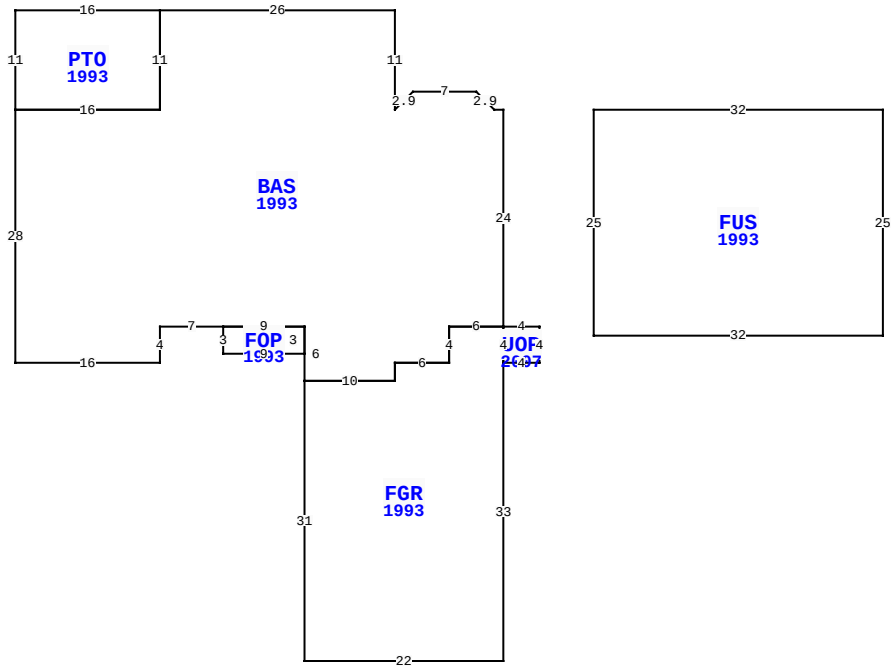
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,748	100	1,748	221,362
FGR	730	55	402	50,908
FOP	27	30	8	1,013
FUS	800	100	800	101,310
PTO	176	5	9	1,140
UOP	16	20	3	380
TOTALS	3,497		2,970	376,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,970	122.8016	153.50	455,895	1988	1988	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 2008 Heated Area: 2548 HX Base Yr 2008



1914 RIDGEWOOD DR, FERNANDINA BEACH

BLD DATE	02/06/2008 DJ	LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		376,113
TOTAL MARKET OB/XF VALUE		17,727
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		643,840
SOH/AGL Deduction		329,047
ASSESSED VALUE		314,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,793
TOTAL JUST VALUE		643,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5573	NEW CONSTR	300	12/12/1988
5353	SWIM POOL	11,400	12/06/1988
3316	SWIM POOL	300	12/06/1988
4786	NEW CONSTR	88,188	04/04/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2727/1359	7/22/2024	WD	Q	I	01	470,000
GRANTOR: GARDNER JERRY R & MAR						
GRANTEE: PINELLAS EQUITIES L						
1530/1246	10/15/2007	WD	Q	I	27	360,000
GRANTOR: CARTUS FINANCIAL CORP						
GRANTEE: GARDNER JERRY R & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 U2 L2 W7 D2 L2 N11 W26 PTO=[YR=1993] W16 S11 E16 N11$ S11 W16 S28 E16 N4 E7 FOP=[YR=1993] S3 E9 N3 W9$ E9 S6 FGR=[YR=1993] S31 E22 N33 UOP=[YR=2007] E4 N4 W4 S4$ N4 W6 S4 W6 S2 W10$ E10 N2 E6 N4 E6 N24$ PTR= E10 FUS=[YR=1993] E32 S25 W32 N25$ W10$.

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	0810	CONCRETE A	0	100	83	3	249.00	SF	6.50	6.50	100	1988	1988	3	54.5	882	
2	0811	CONCRETE B	0	100	0	0	1,600.00	SF	5.20	5.20	100	1988	1988	3	54.5	4,534	
3	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	1988	1988	3	20	6,120	
4	0845	KOOL DECK	0	100	0	0	928.00	SF	7.25	7.25	100	1988	1988	3	54.5	3,667	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	
6	1129	STONE 8"	0	100	31	5	94.00	SF	15.75	15.75	100	1988	1988	3	84	1,244	

LAND DESCRIPTION

TOTAL OB/XF 17,727

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