

LOT 8  
IN OR 1782/1969  
OAK RIDGE PB 5/127

MCCOY ALTON A & AMELIA A  
2132 OAK RIDGE DR  
FERNANDINA BEACH, FL 32034

2024

00-00-30-043A-0008-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 70    |
| Interior Floo            | 15 | HARDTILE 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 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 | 2008.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,302            | 100         | 1,302        | 180,884              |
| FGR       | 441              | 55          | 243          | 33,760               |
| FOP       | 54               | 30          | 16           | 2,223                |
| FUS       | 534              | 100         | 534          | 74,187               |
| PTO       | 143              | 5           | 7            | 973                  |

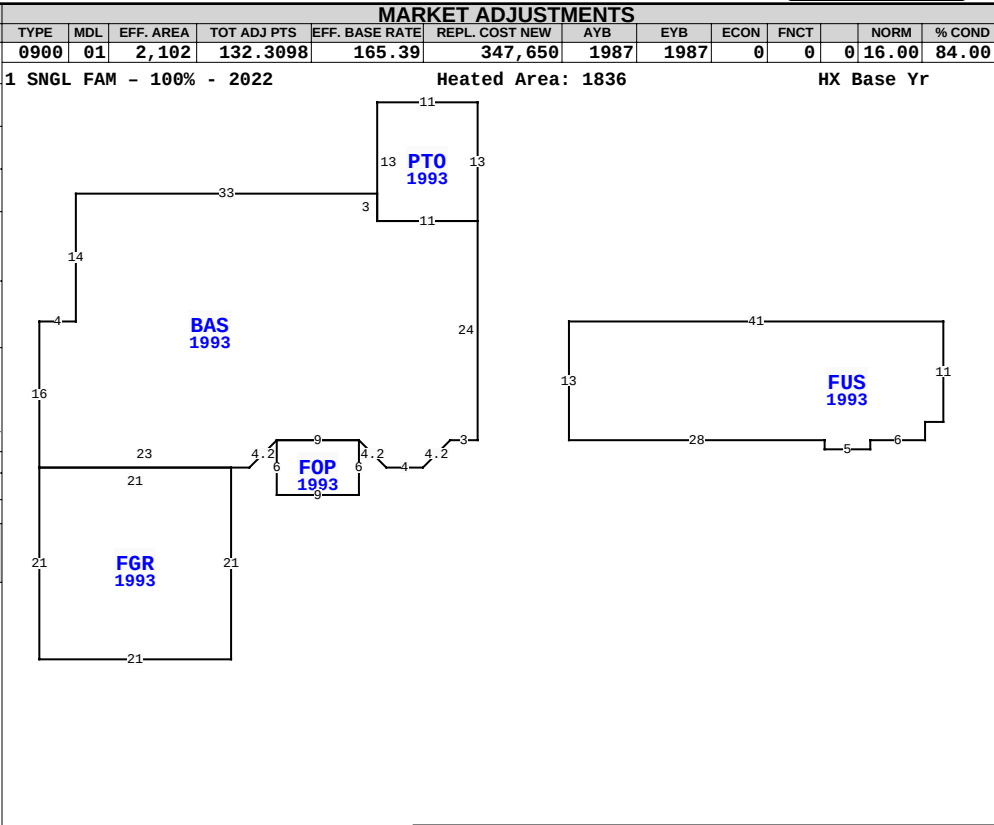
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 2,474 |  | 2,102 | 292,026 |
|--------|-------|--|-------|---------|

EXTRA FEATURES

| 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   | 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   | 0810       | CONCRETE A  | 0   | 100 | 49 | 16 | 784.00   | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 52     | 2,650           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 30 | 3  | 90.00    | SF | 6.50     | 6.50           | 100       | 2007    | 2007        | 3 | 88     | 515             |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 31 | 17 | 527.00   | SF | 17.00    | 17.00          | 100       | 1988    | 1988        | 3 | 20     | 1,792           |       |
| 5   | 0820       | WOOD WALK   | 0   | 100 | 0  | 0  | 612.00   | SF | 11.75    | 11.75          | 100       | 1988    | 1988        | 3 | 40     | 2,876           |       |
| 6   | 0910       | SCRN RM L   | 0   | 100 | 0  | 0  | 1,281.00 | SF | 3.00     | 3.00           | 100       | 1988    | 1988        | 3 | 20     | 769             |       |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 338.00   | SF | 6.50     | 6.50           | 100       | 1995    | 1995        | 3 | 70     | 1,538           |       |
| 8   | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 12 | 96.00    | SF | 30.00    | 30.00          | 100       | 2008    | 2008        | 3 | 35     | 1,008           |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | RG-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 150,000.00 | 150,000.00     | 150,000    |                             |      |         |      |     |    |        |



|                                     |          |           |            |     |
|-------------------------------------|----------|-----------|------------|-----|
| 2132 OAK RIDGE DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 04/03/2024 | MLU |
|                                     | XF DATE  | LAND DATE |            |     |
|                                     | INC DATE | AG DATE   |            |     |

| 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   | 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   | 0810       | CONCRETE A  | 0   | 100 | 49 | 16 | 784.00   | SF | 6.50     | 6.50           | 100       | 1987    | 1987        | 3 | 52     | 2,650           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 30 | 3  | 90.00    | SF | 6.50     | 6.50           | 100       | 2007    | 2007        | 3 | 88     | 515             |       |
| 4   | 0861       | POOL GUNIT  | 0   | 100 | 31 | 17 | 527.00   | SF | 17.00    | 17.00          | 100       | 1988    | 1988        | 3 | 20     | 1,792           |       |
| 5   | 0820       | WOOD WALK   | 0   | 100 | 0  | 0  | 612.00   | SF | 11.75    | 11.75          | 100       | 1988    | 1988        | 3 | 40     | 2,876           |       |
| 6   | 0910       | SCRN RM L   | 0   | 100 | 0  | 0  | 1,281.00 | SF | 3.00     | 3.00           | 100       | 1988    | 1988        | 3 | 20     | 769             |       |
| 7   | 0810       | CONCRETE A  | 0   | 100 | 0  | 0  | 338.00   | SF | 6.50     | 6.50           | 100       | 1995    | 1995        | 3 | 70     | 1,538           |       |
| 8   | 0940       | SHEDS/PORT  | 0   | 100 | 8  | 12 | 96.00    | SF | 30.00    | 30.00          | 100       | 2008    | 2008        | 3 | 35     | 1,008           |       |

TOTAL OB/XF 13,318

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | RG-1     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 150,000.00 | 150,000.00     | 150,000    |                             |      |         |      |     |    |        |

NASSAU COUNTY PROPERTY

| VALUATION BY              | STANDARD  |         |
|---------------------------|-----------|---------|
| Tax Group: 8              | Tax Dist: |         |
| BUILDING MARKET VALUE     |           | 292,026 |
| TOTAL MARKET OB/XF VALUE  |           | 13,318  |
| TOTAL LAND VALUE - MARKET |           | 150,000 |
| TOTAL MARKET VALUE        |           | 455,344 |
| SOH/AGL Deduction         |           | 36,177  |
| ASSESSED VALUE            |           | 419,167 |
| TOTAL EXEMPTION VALUE     | 13        | 419,167 |
| BASE TAXABLE VALUE        |           | 0       |
| TOTAL JUST VALUE          |           | 455,344 |
| NCON VALUE                |           | 0       |
| INCOME VALUE              |           |         |
| PREVIOUS YEAR MKT VALUE   |           | 406,958 |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 4874       | SWIM POOL   | 7,800 | 05/10/1988 |

| SALES DATA        |           |           |     |     |            |
|-------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 1782/1969         | 3/07/2012 | WD U      | I   | I   | 12         |
|                   |           |           |     |     | SALE PRICE |
|                   |           |           |     |     | 101,900    |

|                                |            |      |   |   |    |
|--------------------------------|------------|------|---|---|----|
| GRANTOR: US BANK NATIONAL ASSO |            |      |   |   |    |
| GRANTEE: MCCOY ALTON A & AME   |            |      |   |   |    |
| 1704/1728                      | 10/18/2010 | CT U | I | I | 18 |
| GRANTOR: CLERK OF COURT        |            |      |   |   |    |
| GRANTEE: U S BANK NATIONAL A   |            |      |   |   |    |

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] N13 W11 S13 E11\$ BAS=[YR=1993] W11 N3 W33 S14 W4 S16 FGR=[YR=1993] S21 E21 N21 W21 \$ E23 R3 U3 FOP=[YR=1993] S6E9N6W9\$E9 D3 R3 E4 U3 R3 E3 N24\$ PTR=S11E10 FUS=[YR=1993] E41 S11 W2S2 W6 S1 W5 N1 W28 N13\$ W10N11\$.