

LOT 11
OAK RIDGE PB 5/127

LEONARD JOHN
2114 OAK RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043A-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																	
Exterior Wall	12	CEDAR 100	0500	01	2,094	114.0000	171.00	358,074	1988	2005	0	0	0	9.00	91.00	VALUATION SUMMARY																
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 0% - 2023										Heated Area: 1716										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 80																														
Interior Floor	10	TERRAZZO 20																														
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.	2. 100																														
Units		0 100																														
BUD8 Adjustme	05	DIST 1A 100																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03																												
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	932	100	932	145,029																												
FGR	484	55	266	41,392																												
FOP	140	30	42	6,536																												
FOP	232	30	70	10,893																												
FUS	784	100	784	121,998																												
TOTALS			2,572		2,094	325,847																										
EXTRA FEATURES			2114 OAK RIDGE 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	0810	CONCRETE A	0	0	17	3	51.00	SF	6.50	6.50	100	1988	1988	3	54.5	181																
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280																
3	0810	CONCRETE A	0	0	23	19	437.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,548																
4	0810	CONCRETE A	0	0	15	9	135.00	SF	6.50	6.50	100	1988	1988	3	54.5	478																
LAND DESCRIPTION			TOTAL OB/XF												3,487																	
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	0		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000															
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																																