

WALTERS DILLON H
2108 OAK RIDGE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-043A-0012-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90

12 CEDAR 10

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

13 LVT/LAMNT 100

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

05 DIST 1A 100

00 NONE 100

06 Quality Level 06

0100 SINGLE FAMILY

MKT AREA02

2008.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5221001,522196,387

FGR4625525432,774

FOP6030182,322

FSP2884011514,839

TOTALS2,3321,909246,323

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

1 0811 CONCRETE B 0 100 45 16 720.00 SF 5.20 5.20 100 1987 1987 3 52 1,947

2 0810 CONCRETE A 0 100 8 3 24.00 SF 6.50 6.50 100 1987 1987 3 52 81

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT D TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 000100 C SFR 100 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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYB ECON FNCTNORM % COND

0900 01 1,909 123.5192 154.40 294,750 1987 1987 0 0 0 16.43 83.57

1 SNGL FAM - 100% - 2022 Heated Area: 1522 HX Base Yr 2022

FSP 1993

BAS 1993

FGR 1993

OP 1993

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/03/2024 MLU

TOTAL OB/XF2,028

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE246,323

TOTAL MARKET OB/XF VALUE2,028

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE398,351

SOH/AGL Deduction35,879

ASSESSED VALUE362,472

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE312,472

TOTAL JUST VALUE398,351

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE351,915

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2519/038912/05/2021FJ U I 110

GRANTOR: WALTERS CHARLOTTE ANN

GRANTEE: WALTERS DILLON H

0625/12215/09/1991WD Q I 85,500

GRANTOR: KNOWLES C STAN & N K

GRANTEE: WALTERS HENRY JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W39 FSP=[YR=1993] N12 W24 S12 E24 \$ W24 S17
FGR=[YR=1993] S21 E22 FOP=[YR=1993] E6 N10 W6 S10 \$ N21 W22 \$
E22 S11 E41 N28 \$.