

LOT 17
IN OR 2033/1031
OAK RIDGE #2 PB 5/155

ROTH JEFFREY ALAN & LISA RAE
1526 OAK RIDGE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,231	100	1,231	175,117
FGR	495	55	272	38,694
FOP	35	30	10	1,423
FSP	264	40	106	15,079
FUS	597	100	597	84,927
TOTALS	2,622		2,216	315,240

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	932.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	756.00	SF	7.25	7.25	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,216	133.8876	167.36	370,870	1988	1993	0	0	0 15.00	85.00
1 SNGL FAM - 100% - 2018 Heated Area: 1828 HX Base Yr 2018											

1526 OAK RIDGE PL, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2024 MLU											
TOTAL OB/XF 19,145											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										315,240	
TOTAL MARKET OB/XF VALUE										19,145	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										484,385	
SOH/AGL Deduction										186,132	
ASSESSED VALUE										298,253	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										248,253	
TOTAL JUST VALUE										484,385	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										435,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215609	REPAIR/RRF	0	05/01/2021
B9704030	ADDITION	6,207	06/01/1997
4539	NEW CONSTR	63,640	12/09/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2033/1031	3/10/2016	WD	Q	I	02	287,500			
GRANTOR: SOUTHEAST PROPERTY AC									
GRANTEE: ROTH JEFFREY ALAN &									
2008/1815	10/15/2015	SW	U	I	12	137,000			
GRANTOR: DOVER MTG CAPITAL 200									
GRANTEE: SOUTHEAST PROPERTY									

BUILDING NOTES											
BUILDING DIMENSIONS											
FSP=[YR=1997] W11 BAS=[YR=1993] W10 N3 W33 S14 W4 S13 FGR=[YR=1993] S24 E21 N21 W3 N3 W18\$ E18 S3 E9 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E7 N3 E6 N24\$ S24 E11 N24\$ PTR=E15 FUS=[YR=1993] E42 S12 W3 S1 W6 S1 W6 N1 W6 S6 W8 N6 W13 N13\$ W15\$.											