

LOT 19
IN OR 751 PG 979
OAK RIDGE #2 PB 5/155

HRYNKO RAYMOND A
1520 OAK RIDGE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-043B-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

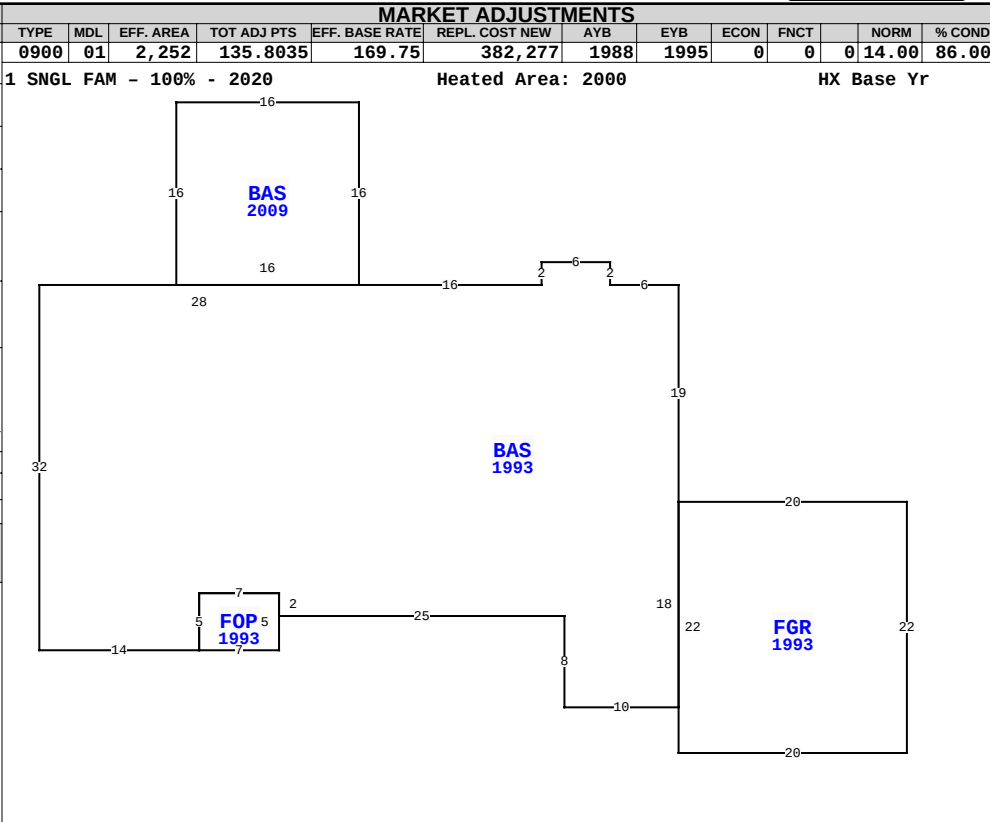
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,744	100	1,744	254,598
BAS	256	100	256	37,372
FGR	440	55	242	35,329
FOP	35	30	10	1,460

TOTALS	2,475		2,252	328,758
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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	47	3	141.00	SF	6.50	6.50	499
2	0810	CONCRETE A	0	100	51	16	816.00	SF	6.50	6.50	2,891
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	2,240
4	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	468
5	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	1,856

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	0006	RG-1	0.00	0.00	1.00	LT	



1520 OAK RIDGE PL, 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	0810	CONCRETE A	0	100	47	3	141.00	SF	6.50	6.50	100	1988	1988	3	54.5	499	
2	0810	CONCRETE A	0	100	51	16	816.00	SF	6.50	6.50	100	1988	1988	3	54.5	2,891	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	2009	2009	3	90	468	
5	0810	CONCRETE A	0	100	0	0	480.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,856	

TOTAL OB/XF											
7,954											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		328,758	
TOTAL MARKET OB/XF VALUE		7,954	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		486,712	
SOH/AGL Deduction		36,177	
ASSESSED VALUE		450,535	
TOTAL EXEMPTION VALUE		13	450,535
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		486,712	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4816	NEW CONSTR	61,295	04/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0751/0979	2/14/1996	WD	Q	I		106,000	
GRANTOR: BECKHAM LANCE C & JAN							
GRANTEE: HRYNKO RAYMOND A							
0546/0693	6/28/1988	WD	Q	I		93,000	
GRANTOR: JOHUBOKE INC							
GRANTEE: BECKHAM LANCE & J L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W20 BAS=[YR=1993] N19 W6 N2 W6 S2 W16											
BAS=[YR=2009] N16W16S16E16 \$ W28 S32 E14 FOP=[YR=1993] E7 N5											
W7 S5\$ N5 E7 S2 E25 S8 E10 N18\$ S22 E20 N22\$.											