LOT 1 IN OR 566/238
OAK RIDGE #3 PB5/220

CLIFTON ROBERT L & SHEILA A
2100 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0001-0000

BUILDING CHARACTERISTICS

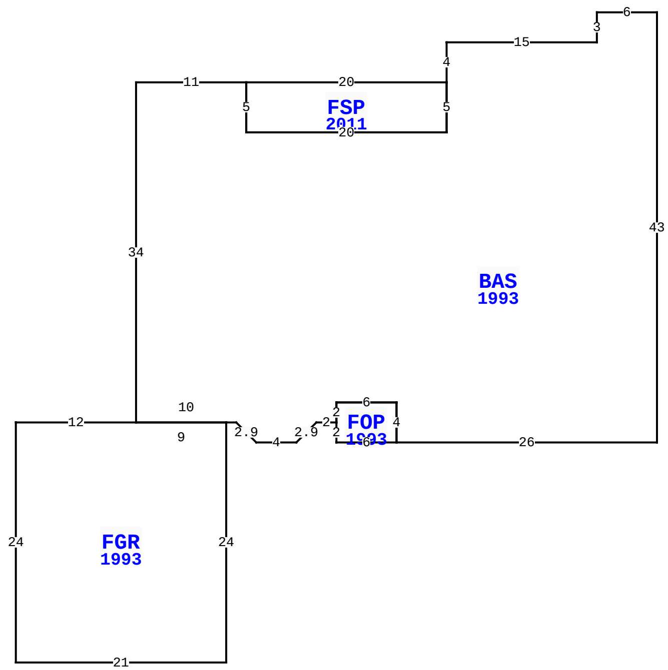
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,822	100	1,822	236,472
FGR	504	55	277	35,951
FOP	24	30	7	909
FSP	100	40	40	5,192
TOTALS	2,450		2,146	278,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,146	125.0970	156.37	335,570	1989	1989	0	0	0	17.00	83.00

1 SNGL FAM - 100% - 2016 Heated Area: 1822 HX Base Yr



2100 NORTH RIDGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		278,523
TOTAL MARKET OB/XF VALUE		7,640
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		446,163
SOH/AGL Deduction		14,457
ASSESSED VALUE		431,706
TOTAL EXEMPTION VALUE	13	431,706
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		446,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R980788	REPAIR/RRF	0	02/02/1998
5732	NEW CONSTR	1,800	02/17/1989
2924	H/AC	2,300	02/17/1989
5428	NEW CONSTR	62,560	01/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
0566/0238	3/27/1989	WD	Q	I		106,300
GRANTOR: JOHUBOKE INC						
GRANTEE: CLIFTON ROBERT & S						
0566/0237	3/27/1989	WD	Q	V		25,000
GRANTOR: BOATRIGHE J C ET AL						
GRANTEE: JOHUBOKE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 S3 W15 S4 FSP=[YR=2011] W20 S5 E20 N5 $ S5 W20 N5 W11 S34 FGR=[YR=1993] W12 S24 E21 N24 W9 $ E10 D2 R2 E4 U2 R2 E2 FOP=[YR=1993] S2 E6 N4 W6 S2 $ N2 E6 S4 E26 N43 $.

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	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	57	119	
3	0810	CONCRETE A	0	100	0	0	1,265.00	SF	5.85	5.85	100	1989	1989	3	57	4,218	
4	0810	CONCRETE A	0	100	68	3	204.00	SF	6.50	6.50	100	1989	1989	3	57	756	
5	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1989	1989	3	57	237	

LAND DESCRIPTION

TOTAL OB/XF 7,640

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/06/2024 BY SYS