

GIFFIN JOHN L JR & KATHLEEN W
2108 N RIDGE LN
FERNANDINA BEACH, FL 32034

00-00-30-043C-0002-0000

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	12	HARDWOOD 70		
Interior Floo	15	HARDTILE 30		
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. 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	1,381	100	1,381	198,006
BAS	500	100	500	71,689
DCK	227	10	23	3,298
FGR	600	55	330	47,315
FOP	28	30	8	1,147
FST	12	55	7	1,004
FUS	582	100	582	83,447
TOTALS	3,330		2,831	405,905

2108 NORTH RIDGE LN, FERNANDINA BEACH																
BLD DATE												LGL DATE		03/19/2024	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	0	0	2,225.00	SF	6.50	6.50	100	1990	1990	3	59.5	8,605	
2	1242	WD DECK A	0 100	0	0	156.00	SF	10.00	10.00	100	1990	1990	3	20	312	
3	1242	WD DECK A	0 100	0	0	402.00	SF	10.00	10.00	100	1993	1993	3	20	804	