

RACQUER DONALD J & KATHY A
2112 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

00-00-30-043C-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 70

20FACE BRICK 30

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 60

11CLAY TILE 40

03CENTRAL 100

04AIR DUCTED 100

3100

2100

02WOOD FRAME 100

1.1.100

0100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MKT AREA02

2008.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS2,0701002,070269,949

FGR4475524632,081

FOP20306783

FOP260307810,172

TOTALS2,7972,400312,985

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199219923722,520

20812CONCRETE C0100002,209.00SF4.004.00100199219923645,655

30810CONCRETE A01000056.00SF6.506.5010019921992364233

40810CONCRETE A010000880.00SF6.506.50100199519953704,004

50858SCULP CONC010000143.00SF13.0013.00100199519953911,692

61242WD DECK A010000118.00SF5.005.0010020042004322130

70478VF 6 SLAT01000028.00LF7.507.5010020042004364134

80476VF 6 SBPL01000063.00LF32.0032.00100200420043641,290

90866POOL FIBER010000140.00SF72.0072.00100200420043222,218

100911SCRN RM A010000908.00SF17.5017.50100200420043223,496

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFRSFR100RG-10.000.001.00LT1.001.001.00160,000.00160,000.00160,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,400126.3367157.92379,008199219920017.4282.58

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE312,985

TOTAL MARKET OB/XF VALUE26,049

TOTAL LAND VALUE - MARKET160,000

TOTAL MARKET VALUE499,034

SOH/AGL Deduction315,209

ASSESSED VALUE183,825

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE128,825

TOTAL JUST VALUE499,034

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE470,657

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0655/06204/22/1992WDQI27,000

GRANTOR: SEAWARD HOMES INC

GRANTEE: RACQUER DONALD & K

0655/06194/22/1992WDQV27,000

GRANTOR: BOATRRIGHT J C ETAL

GRANTEE: SEAWARD HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S11 FOP=[YR=1994] W28 S10 E18 N2 E10 N8 \$ S8 W10 S2 W18 N10 W12 S38 E11 S8 E13 FOP=[YR=1993] E5 N4 W5 S4 \$ N4 E5 S4 E11 N2 FGR=[YR=1993] E19 N27 W8 S6 W11 S21 \$ N21 E11 N6 E8 N28 \$.

2112 NORTH RIDGE LN, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

03/19/2024MLU

2112 NORTH RIDGE LN, FERNANDINA BEACH

Heated Area: 2070

HX Base Yr 1993

BAS 1993

FOP 1994

FGR 1993

FOP 1993

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NASSAU COUNTY PROPERTY

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REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 160,000Market: 0Agricultural: 0Common: 160,000

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