LOT 6
IN OR 1482/146
OAK RIDGE #3 PB 5/220

BEES ROBERT C & MICHELLE
2128 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

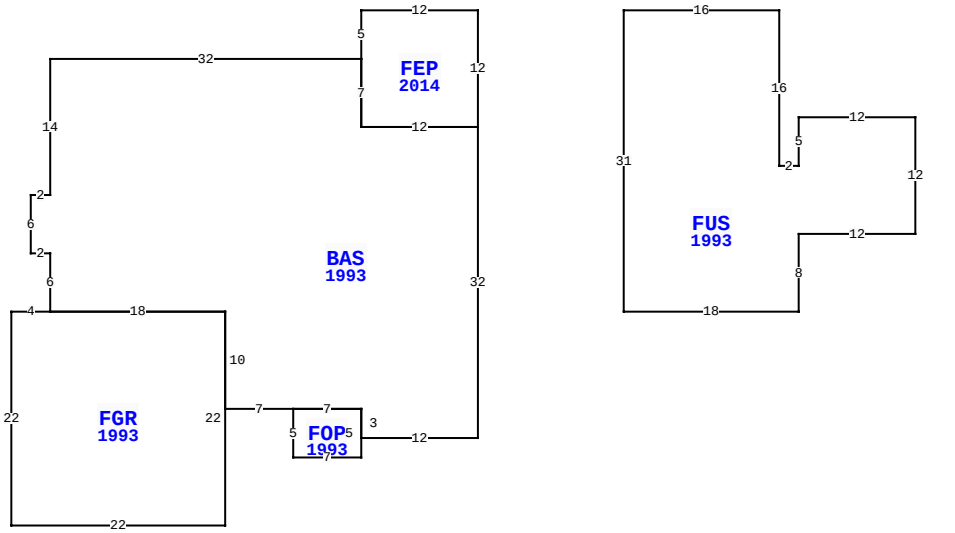
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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	1,368	100	1,368	182,988
FEP	144	80	115	15,382
FGR	484	55	266	35,581
FOP	35	30	10	1,338
FUS	670	100	670	89,621
TOTALS	2,701		2,429	324,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,429	128.9288	161.16	391,458	1989	1989	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2020 Heated Area: 2038 HX Base Yr 2020



BLD DATE	07/17/2014	KK	LGL DATE
XF DATE			LAND DATE 03/19/2024 MLU
INC DATE			AG DATE

2128 NORTH RIDGE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,910
TOTAL MARKET OB/XF VALUE		23,364
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		508,274
SOH/AGL Deduction		199,517
ASSESSED VALUE		308,757
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,757
TOTAL JUST VALUE		508,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327306	WINDOWS	1,684	06/01/2013
B1327253	DOOR	2,315	05/01/2013
8033	SWIM POOL	11,150	04/27/1992
5624	NEW CONSTR	67,532	04/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/0146	3/01/2007	WD	U	I	23	287,000
GRANTOR: METCALF WILLIAM D & E						
GRANTEE: BEES ROBERT C & MIC						
0827/0896	3/25/1998	QC	U	I	01	41,000
GRANTOR: METCALF EMILY L						
GRANTEE: METCALF WILLIAM D &						

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	66	1,320	
2	0811	CONCRETE B	0	100	0	0	841.00	SF	5.20	5.20	100	1989	1989	3	57	2,493	
3	1242	WD DECK A	0	100	0	0	330.00	SF	10.00	10.00	100	1989	1989	3	20	660	
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1992	1992	3	20	7,140	
5	0810	CONCRETE A	0	100	45	6	270.00	SF	6.50	6.50	100	1993	1993	3	66	1,158	
6	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2009	2009	3	90	7,470	
7	0855	CONC PAVER	0	100	0	0	347.00	SF	10.00	10.00	100	2009	2009	3	90	3,123	

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2014] W12 S5 BAS=[YR=1993] W32 S14 W2 S6 E2 S6
FGR=[YR=1993] W4 S22 E22 N22 W18 $ E18 S10 E7 FOP=[YR=1993]
S5 E7 N5 W7 $ E7 S3 E12 N32 W12 N7 $ S7 E12 N12 $ PTR= E15
FUS=[YR=1993] E16 S16 E2 N5 E12 S12 W12 S8 W18 N31 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 23,364

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	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