

LOT 7
IN OR 1911/352
OAK RIDGE #3 PB5/220

WEST CAROLYN K LIVING TRUST/WEST CAROLYN K TRUSTEE
2132 NORTH RIDGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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.	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	1,222	100	1,222	160,679
FGR	572	55	315	41,419
FOP	40	30	12	1,578
FUS	1,135	100	1,135	149,240
UOP	690	20	138	18,145
TOTALS	3,659		2,822	371,061

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI
2	0812	CONCRETE C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,822	126.7392	158.42	447,061	1989	1989	0	0	0 17.00	83.00
1 SNGL FAM - 100% - 1994 Heated Area: 2357 HX Base Yr 1994											
2132 NORTH RIDGE LN, FERNANDINA BEACH											

TOTAL OB/XF 3,659											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1989
2	0812	CONCRETE C	0 100	0	0	1,026.00	SF	4.00	4.00	100	1989

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	371,061		
TOTAL MARKET OB/XF VALUE	3,659		
TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	534,720		
SOH/AGL Deduction	333,371		
ASSESSED VALUE	201,349		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	146,349		
TOTAL JUST VALUE	534,720		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	503,436		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5635	NEW CONSTR	1,800	01/13/1989
2877	H/AC	2,800	01/13/1989
5289	NEW CONSTR	81,462	11/09/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1911/0352	4/02/2014	SW	U	I	11	100
GRANTOR: WEST CAROLYN K						
GRANTEE: WEST CAROLYN K & DA						
1905/1329	2/26/2014	SW	U	I	30	100
GRANTOR: WEST CAROLYN K						
GRANTEE: WEST CAROLYN K TRUS						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=1993] W14 UOP=[YR=1993] N14 W51 S14 BAS=[YR=1993] S32E3 D2 R2 E5 U2 R2 E3 N6 E6 FOP=[YR=1993] S2 E8 N5 W8 S3 \$ N3 E8 S3 E14 N26 W19 N2 W12 S2 W12\$ E11 N2 E12 S2 E28\$ W8 S26 E22 N26 \$ PTR= E15 FUS=[YR=1993] E53 S23 W25 N3 W28 N20\$ W15 \$.	