

LOT 8
IN OR 1966/1197
OAK RIDGE #3 PB 5/220

MORGAN SUZANNE
2136 NORTH RIDGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,791	100	1,791	221,375
FGR	494	55	272	33,620
FOP	72	30	22	2,719
UST	130	45	58	7,169
TOTALS	2,487		2,143	264,884

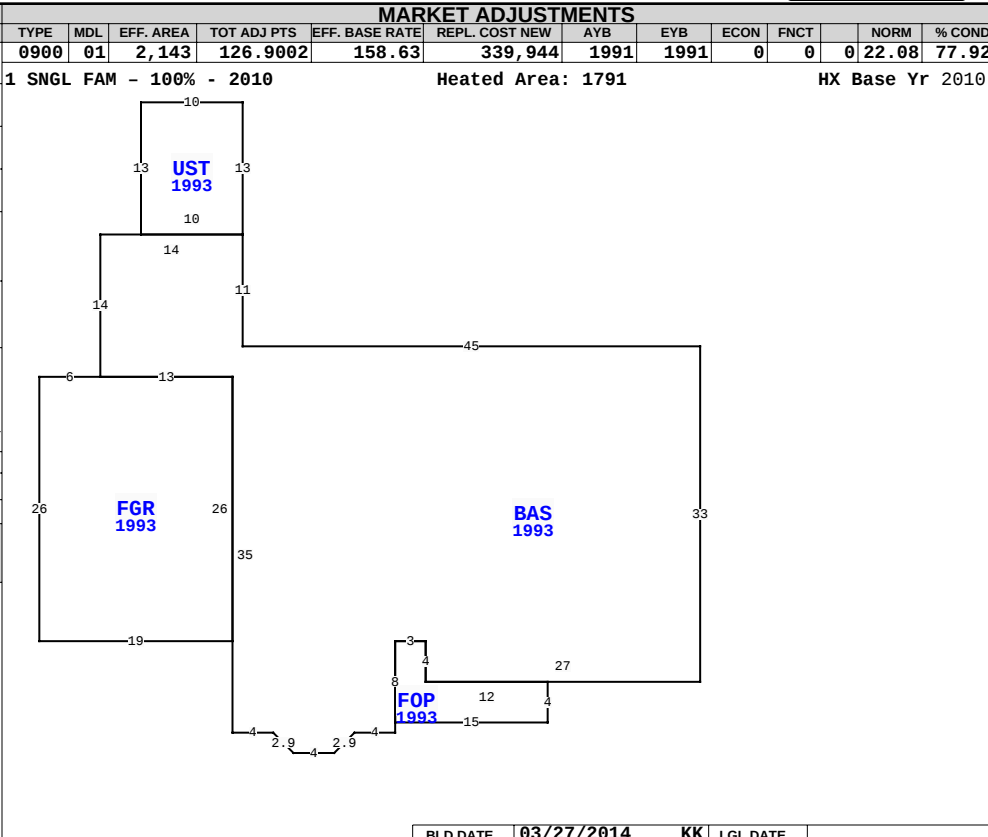
EXTRA FEATURES

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	1991	1991	3	70	2,450	
2	0810	CONCRETE A	0 100	0	0	996.00	SF	6.50	6.50	100	1991	1991	3	62	4,014	
3	0845	KOOL DECK	0 100	0	0	569.00	SF	7.25	7.25	100	1991	1991	3	62	2,558	
4	0861	POOL GUNIT	0 100	30	15	450.00	SF	85.00	85.00	100	1991	1991	3	20	7,650	

LAND DESCRIPTION

L N	USE CODE	CLS	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	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



2136 NORTH RIDGE LN, FERNANDINA BEACH

BLD DATE	03/27/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/19/2024
INC DATE			AG DATE	MLU

TOTAL OB/XF 16,672

L N	USE CODE	CLS	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	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							

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

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		264,884
TOTAL MARKET OB/XF VALUE		16,672
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		441,556
SOH/AGL Deduction		243,288
ASSESSED VALUE		198,268
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		143,268
TOTAL JUST VALUE		441,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217514	H/AC	0	08/01/2012
7000	ADDITION	6,860	02/11/1991
6957	SWIM POOL	12,000	01/23/1991
6922	NEW CONSTR	71,984	01/07/1991

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1966/1197	2/26/2015	FJ U I	11
GRANTOR: MORGAN STEVEN P EST			
GRANTEE: MORGAN SUZANNE			
1604/1373	1/30/2009	WD U I	38
GRANTOR: MATTHEWS ROSEMARY B			
GRANTEE: MORGAN STEVEN P			

OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1966/1197	2/26/2015	FJ U I	11	0
GRANTOR: MORGAN STEVEN P EST				
GRANTEE: MORGAN SUZANNE				
1604/1373	1/30/2009	WD U I	38	205,000
GRANTOR: MATTHEWS ROSEMARY B				
GRANTEE: MORGAN STEVEN P				

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W45 N11 UST=[YR=1993] N13 W10 S13 E10\$ W14 S14	
FGR=[YR=1993] W6 S26 E19 N26 W13\$ E13 S35 E4 D2 R2 E4 R2	
U2 E4 N1 FOP=[YR=1993] E15 N4 W12 N4 W3 S8\$ N8 E3 S4 E27	
N33\$.	

L N	USE CODE	CLS	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	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							

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