

LOT 22
IN OR 2118/674
OAK RIDGE #3 PB 5/220

KREGER THOMAS K & LAURA J
1314 RIDGE COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0022-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 70	0900	01	2,072	123.9700	154.96	321,077	1990	1990	0	0	0	15.63	84.37	VALUATION BY STANDARD													
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2018													Heated Area: 1841													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2018													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	08	SHT VINYL 30																											
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	1,841	100	1,841	240,692																									
FGR	408	55	224	29,286																									
FOP	24	30	7	915																									
TOTALS			2,273	2,072	270,893																								
EXTRA FEATURES															1314 RIDGE CT, FERNANDINA BEACH														
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	0811	CONCRETE B	0	100	0	0	723.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,237													
2	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	1990	1990	3	20	4,080													
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380													
4	0810	CONCRETE A	0	100	46	8	368.00	SF	6.50	6.50	100	1993	1993	3	66	1,579													
5	0855	CONC PAVER	0	100	0	0	197.00	SF	10.00	10.00	100	2010	2010	3	91	1,793													
6	0476	VF 6 SBPL	0	100	0	0	124.00	LF	32.00	32.00	100	2010	2010	3	78	3,095													
7	0470	VNLY GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468													
8	0462	ST/AL FNC	0	100	0	0	336.00	SF	10.00	10.00	100	2012	2012	3	68	2,285													
9	0855	CONC PAVER	0	100	0	0	1,235.00	SF	10.00	10.00	100	2012	2012	3	93	11,486													
10	0910	SCRN RM L	0	100	44	30	1,320.00	SF	15.00	15.00	100	2012	2012	3	55	10,890													
LAND DESCRIPTION															TOTAL OB/XF 40,293														
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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000												
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																													