LOT 23
IN OR 561/199
OAK RIDGE #3 PB5/220

WARD DOUGLAS L JR & KATHERINE
5273 N SPRING DR
ROANOKE, VA 24019-2623

2024

00-00-30-043C-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

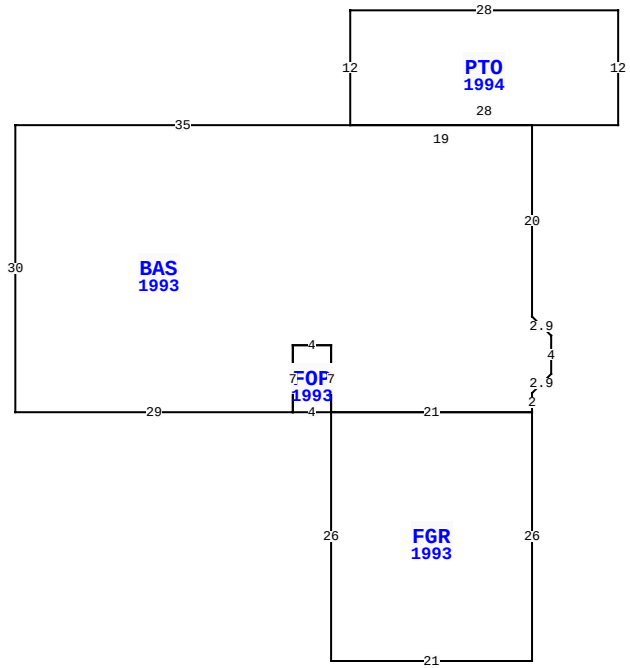
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100	1,604	207,503
FGR	546	55	300	38,810
FOP	28	30	8	1,035
PTO	336	5	17	2,199
TOTALS	2,514		1,929	249,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,929	122.8430	153.55	296,198	1989	1989	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1604 HX Base Yr



1312 RIDGE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	249,547
TOTAL MARKET OB/XF VALUE	4,921
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	404,468
SOH/AGL Deduction	58,049
ASSESSED VALUE	346,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	346,419
TOTAL JUST VALUE	404,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5658	XFOB	200	04/19/1989
5558	NEW CONSTR	1,800	12/06/1988
5286	NEW CONSTR	53,497	11/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0561/0199	1/17/1989	WD	Q	I		89,900
GRANTOR: WALTER JONES CONST						
GRANTEE: WARD DOUGLAS L JR						
0561/0198	1/17/1989	WD	Q	V		25,000
GRANTOR: BOATRIGHT J C ET AL						
GRANTEE: WALTER JONES CONST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W28 S12 BAS=[YR=1993] W35 S30 E29 FOP=[YR=1993] E4 FGR=[YR=1993] S26 E21 N26 W21$ N7 W4 S7 $ N7 E4 S7 E21 N2 U2 R2 N4 U2 L2 N20 W19 $ E28 N12 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	0	0	0	1,145.00	SF	4.00	4.00	100	1989	1989	3	57	2,611	

LAND DESCRIPTION

TOTAL OB/XF 4,921

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	0		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