



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 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

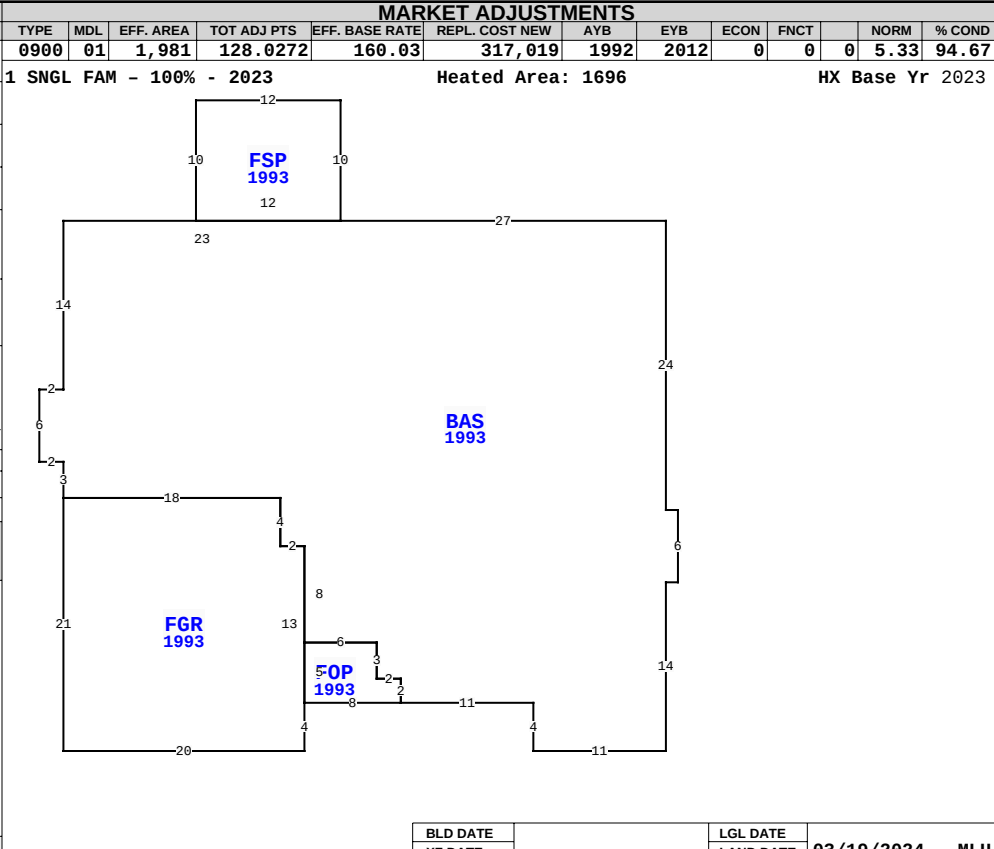
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2008.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1,696	256,945
FGR	412	55	227	34,391
FOP	34	30	10	1,515
FSP	120	40	48	7,272
TOTALS	2,262		1,981	300,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	45	16	720.00	SF	6.50	6.50	100	1992
2	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	1992



1309 RIDGE CT, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/19/2024 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			300,122
TOTAL MARKET OB/XF VALUE			3,170
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			453,292
SOH/AGL Deduction			51,248
ASSESSED VALUE			402,044
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			352,044
TOTAL JUST VALUE			453,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7946	ADDITION	1,462	03/20/1992
7737	NEW CONSTR	67,997	12/23/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2708/984	4/29/2024	LE U	I	I	11
GRANTOR: PAZIENZA MICHELLE					
GRANTEE: BERNARD LAUREN ANN					
2502/1949	10/05/2021	WD Q	I	I	01
GRANTOR: FLEXON JOHN D JR & IV					
GRANTEE: PAZIENZA MICHELLE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 FSP=[YR=1993] N10 W12 S10 E12\$ W23 S14 W2 S6 E2 S3 FGR=[YR=1993] S21 E20 N4 FOP=[YR=1993] E8 N2 W2 N3 W6 S5\$ N13 W2 N4 W18\$ E18 S4 E2 S8 E6 S3 E2 S2 E11 S4 E11 N14 E1 N6 W1N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT	

TOTAL OB/XF											
3,170											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00	LT	