LOT 27
OAK RIDGE #3 PB 5/220

MCDONALD TODD & ESMERALDA TRUST/MCDONALD TOSS TRUS
1317 RIDGE CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0027-0000

BUILDING CHARACTERISTICS

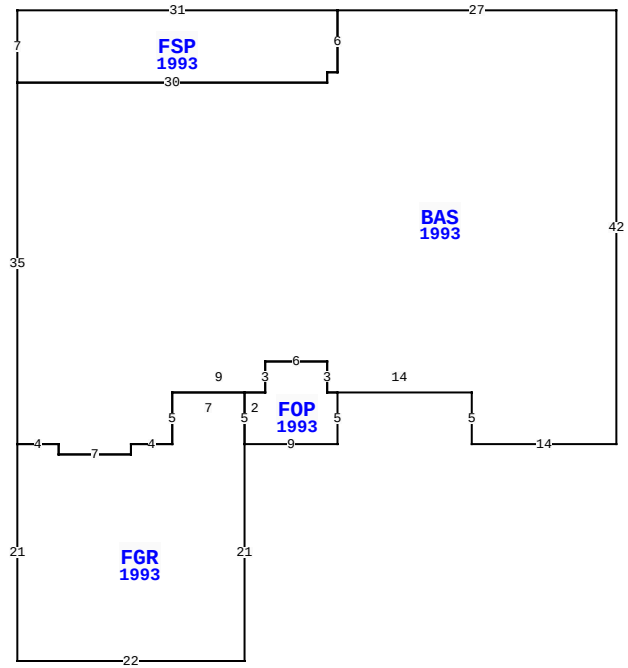
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,064	100	2,064	249,790
FGR	490	55	270	32,676
FOP	63	30	19	2,300
FSP	216	40	86	10,408
TOTALS	2,833		2,439	295,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,439	108.7800	135.98	331,655	1991	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2016 Heated Area: 2064 HX Base Yr 2016



1317 RIDGE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		295,173
TOTAL MARKET OB/XF VALUE		12,051
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		457,224
SOH/AGL Deduction		157,110
ASSESSED VALUE		300,114
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,114
TOTAL JUST VALUE		457,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7518	SWIM POOL	10,000	09/09/1991
7414	NEW CONSTR	82,992	07/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0348	7/07/2022	WD	U	I	11	100
GRANTOR: MCDONALD TODD A & ESM						
GRANTEE: MCDONALD TOSS & ESM						
2004/0352	9/21/2015	WD	Q	I	01	310,000
GRANTOR: POPE RANDALL STEVEN &						
GRANTEE: MCDONALD TODD A & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=1993] W31 S7 E30 N1 E1 N6$ S6 W1 S1 W30 S35 FGR=[YR=1993] S21 E22 N21 FOP=[YR=1993] E09 N5 W1 N3 W6 S3 W2 S5$ N5 W7 S5 W4 S1 W7 N1 W4$ E4 S1 E7 N1 E4 N5 E9N3 E6 S3 E14 S5 E14 N42$.

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	0811	CONCRETE B	0	100	0	0	635.00	SF	5.20	5.20	100	1991	1991	3	62	2,047	
2	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	1991	1991	3	20	4,692	
3	0845	KOOL DECK	0	100	0	0	565.00	SF	7.25	7.25	100	1991	1991	3	62	2,540	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	18.30	18.30	100	2004	2004	3	22	322	

LAND DESCRIPTION

TOTAL OB/XF 12,051

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	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