LOT 28
OAK RIDGE #3 PB 5/220

MONN AROM L/E/
2101 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-043C-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

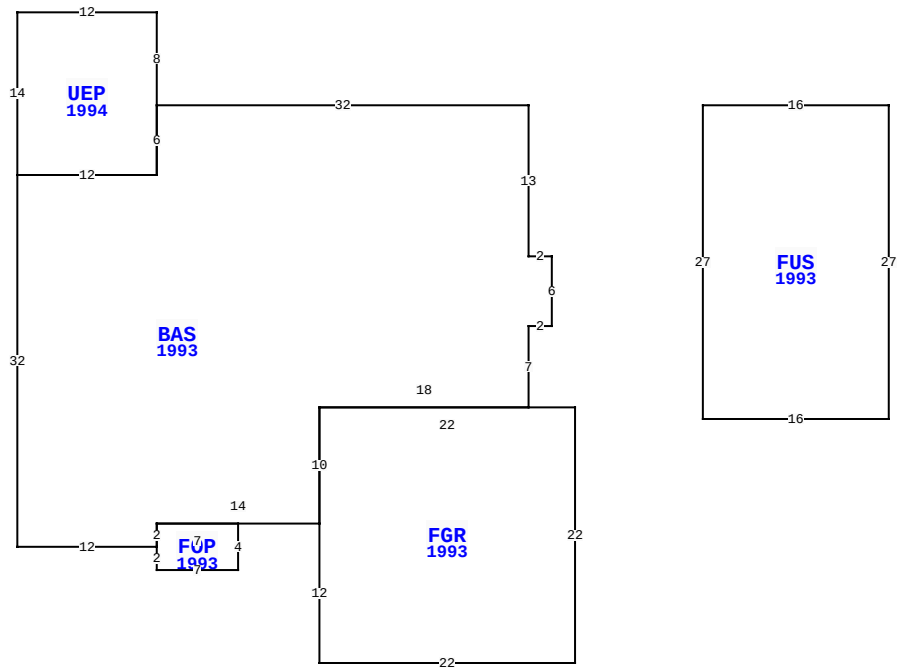
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2008.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	182,828
FGR	484	55	266	35,550
FOP	28	30	8	1,069
FUS	432	100	432	57,735
UEP	168	60	101	13,499
TOTALS	2,480		2,175	290,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,175	126.9002	158.63	345,020	1989	1989	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1993 Heated Area: 1800 HX Base Yr 1993



2101 NORTH RIDGE LN, 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		290,679
TOTAL MARKET OB/XF VALUE		10,871
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		451,550
SOH/AGL Deduction		301,885
ASSESSED VALUE		149,665
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		94,665
TOTAL JUST VALUE		451,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5910	NEW CONSTR	1,800	05/09/1989
3011	H/AC	2,300	05/09/1989
5543	NEW CONSTR	67,532	02/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/612	3/14/2024	LE	U	I	11	100
GRANTOR: MONN AROM						
GRANTEE: MERCER SUPAPORN						
0664/1854	8/12/1992	WD	Q	I		117,000
GRANTOR: JOHUBOKE INC						
GRANTEE: MONN DONALD SR & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UEP=[YR=1994] N8 W12 S14 E12 N6 $ S6 W12 S32 E12 FOP=[YR=1993] S2 E7 N4 W7 S2 $ N2 E14 FGR=[YR=1993] S12 E22 N22 W22 S10 $ N10 E18 N7 E2 N6 W2 N13 $ PTR= E15 FUS=[YR=1993] E16 S27 W16 N27 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0810	CONCRETE A	0	100	0	0	1,333.00	SF	6.50	6.50	100	1989	1989	3	57	4,939	
3	0810	CONCRETE A	0	100	23	4	92.00	SF	6.50	6.50	100	1989	1989	3	57	341	
4	0811	CONCRETE B	0	100	0	0	327.00	SF	5.20	5.20	100	1998	1998	3	75	1,275	
5	1242	WD DECK A	0	100	0	0	359.00	SF	10.00	10.00	100	1998	1998	3	20	718	
6	0940	SHEDS/PORT	0	100	11	13	143.00	SF	18.30	18.30	100	2003	2003	3	21	550	
7	0940	SHEDS/PORT	0	100	12	16	192.00	SF	18.30	18.30	100	2003	2003	3	21	738	

LAND DESCRIPTION

TOTAL OB/XF 10,871

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