LOT 9
IN OR 2127/701
THOMAS MANOR PB 3/37

RUGGLES DONALD H & LINDA
225 N HIGH ST
JACKSON, OH 45640

2024

00-00-30-0860-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

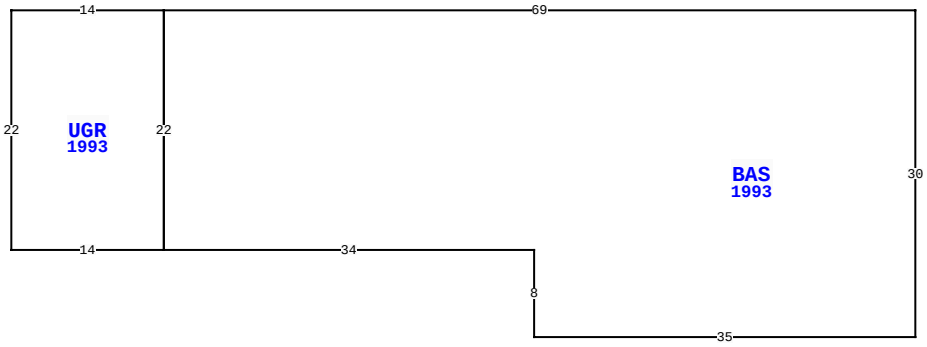
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,798	100	1,798	68,502
UGR	308	45	139	5,296
TOTALS	2,106		1,937	73,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,937	79.9680	75.97	147,154	1957	1970	0	0	25	24.85	50.15

1 SINGLE FAM – 0% - 0 Heated Area: 1798 HX Base Yr



2060 BRIDAL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	73,798
TOTAL MARKET OB/XF VALUE	1,890
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	175,688
SOH/AGL Deduction	22,986
ASSESSED VALUE	152,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,702
TOTAL JUST VALUE	175,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/0701	6/01/2017	SW	U	I	12	89,900
GRANTOR: WILMINGTON SAVING FUN						
GRANTEE: RUGGLES DONALD H &						
2024/1823	1/22/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W69 UGR=[YR=1993] W14 S22 E14 N22$ S22 E34 S8 E35 N30$.

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	1983	1983	3	54	1,890	

TOTAL OB/XF 1,890

LAND DESCRIPTION

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		RSF-	2100.00	115.00	100.00	FF		1.00	1.00	1.00	1,000.00	1,000.00	100,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS