

BLK 27 LOT 4
IN OR 2027/490
ASKINS OCEAN CITY BEACH R/P OF

RIDDELL SHIRLEY G 1994 TRUST/RIDDELL SHIRLEY GAIL
113 LONG POINT RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1041-0027-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	17	4,273
BAS	1,050	100	1,050	263,922
FGR	998	55	549	137,993
FUS	1,050	100	1,050	263,922
STP	28	10	3	754
STR	52	10	5	1,256
UOP	300	20	60	15,081
TOTALS	3,590		2,734	687,201

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0416	DUNEWALKS	0	0	0	0	224.00	SF	15.00	15.00	
2	0855	CONC PAVER	0	0	0	0	1,264.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000120	C	SFR OCN FT	0	0006	R-1	50.00	70.00	50.00	FF	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,734	173.6448	260.47	712,125	2015	2015	0	0	3.50	96.50
2 SFR CUST - 0% - 0											
Heated Area: 2100											
HX Base Yr											
FGR 2015											
UOP 2015											
BAS 2015											
FUS 2015											
STR 2015											
S/P 2015											

900 S FLETCHER AVE, FERNANDINA BEACH											
TOTAL OB/XF 16,534											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		687,201	
TOTAL MARKET OB/XF VALUE		16,534	
TOTAL LAND VALUE - MARKET		825,000	
TOTAL MARKET VALUE		1,528,735	
SOH/AGL Deduction		43,385	
ASSESSED VALUE		1,485,350	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,485,350	
TOTAL JUST VALUE		1,528,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,423,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150322	CO ISSUED	0	01/28/2016
20150322	NEW CONSTR	630,000	02/12/2015
20142652	DEMOLITION	8,980	12/17/2014
20122025	METER CAN CHANGE	965	09/28/2012
20120371	REPIPE EXIST.FIXT	2,000	03/06/2012
20020740	METER CAN & RISER	1,000	04/29/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/0490	1/27/2016	WD U	I	11		100
GRANTOR: RIDDELL SHIRLEY G						
GRANTEE: SHIRLEY GAIL RIDDEL						
1802/1908	6/30/2012	WD U	I	12		350,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RIDDELL SHIRLEY G						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2015] W30 S35 E22 STP=[YR=2015] S4 E7 N4 STR=[YR=2015] E1 N4 W3 N6 W4 S10 E6\$ W7\$ E1 N10 E4 S6 E3 N31\$ PTR=E15 UOP=[YR=2015] E30 S10 BAS=[YR=2015] S35 W30 N35 E30\$ W30 N10\$ W15\$ PTR=E60 FUS=[YR=2015] E1 BAL=[YR=2015] N4 E28 S4 W28\$ E29 S35 W30 N35\$ W60\$.											