LOT 23
AMELIA BLUFF OR 2364/1680

MCKERNAN NICOLE & EDWARD
716 GREENRIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1190-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

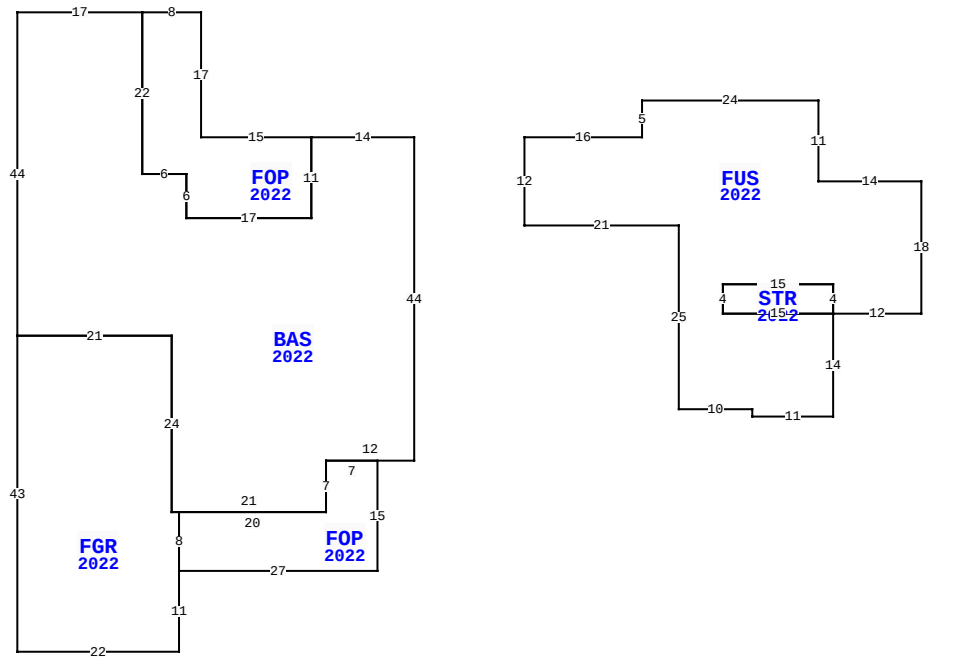
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1054.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2,238	340,915
FGR	922	55	507	77,231
FOP	265	30	80	12,186
FOP	353	30	106	16,147
FUS	1,304	100	1,304	198,638
STR	60	10	6	914
TOTALS	5,142		4,241	646,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,241	101.5520	152.33	646,032	2022	2022	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2023 Heated Area: 3542 HX Base Yr 2023



716 GREENRIDGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		646,032
TOTAL MARKET OB/XF VALUE		12,870
TOTAL LAND VALUE - MARKET		159,500
TOTAL MARKET VALUE		818,402
SOH/AGL Deduction		202,956
ASSESSED VALUE		615,446
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		565,446
TOTAL JUST VALUE		818,402
NCON VALUE		12,870
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		686,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211278	NEW CONSTR	0	06/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1357	6/28/2021	SW	Q	V	01	185,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: MCKERNAN NICOLE & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FOP=[YR=2022] W15 N17 W8 S22 E6 S6E17 N11$ S11 W17 N6 W6 N22 W17 S44 FGR=[YR=2022] S43 E22 N11 FOP=[YR=2022] E27 N15 W7 S7 W20 S8$ N8 W1 N24 W21$ E21 S24 E21 N7 E12 N44$ PTR=E15 FUS=[YR=2022] E16 N5 E24 S11 E14 S18 W12 STR=[YR=2022] W15 N4 E15 S4$ N4 W15 S4 E15 S14 W11 N1 W10 N25 W21 N12$ 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	0855	CONC PAVER	1	100	0	0	1,287.00	SF	10.00	10.00	100	2024	2022		100	12,870	

LAND DESCRIPTION

TOTAL OB/XF 12,870

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 04/18/2023 BY TW Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 08/06/2024 BY SYS