

LOT 3
IN OR 2110/1030
FOREST HILLS #1 PB 2/76

AVERA DEBORAH/WATSON ANTHONY F
124 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-128A-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	86,847
FCP	351	25	88	7,642
FOP	200	30	60	5,211
FST	78	55	43	3,734
TOTALS	1,629		1,191	103,435

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	192.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00	30.00	
3	0810	CONCRETE A	0	0	0	0	728.00	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	000100	C	SFR	0	0006	R-1	100.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,191	124.4652	118.24	140,824	1952	1985	0	0	26.55	73.45
1 SINGLE FAM - 0% - 0 Heated Area: 1000 HX Base Yr											
FST 1993 FST 1993 FCP 1993 BAS 1993 BAS 1993 FOP 1993											

401 STANLEY DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
5,524											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		103,435	
TOTAL MARKET OB/XF VALUE		5,524	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		383,959	
SOH/AGL Deduction		132,798	
ASSESSED VALUE		251,161	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		251,161	
TOTAL JUST VALUE		383,959	
NCON VALUE		4,590	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041616	REPAIR/RRF	0	09/09/2004
7268	REPAIR/RRF	2,200	08/13/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2110/1030	3/31/2017	QD	U	I	11	100	
GRANTOR: WATSON ANTHONY F							
GRANTEE: AVERA DEBORAH S & W							
1857/1314	5/17/2013	WD	Q	I	01	135,000	
GRANTOR: JACKSON LATRELL D TRU							
GRANTEE: WATSON ANTHONY F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W40 FST=[YR=1993] W13 S6 FCP=[YR=1993] S27 E13 FOP=[YR=1993] E25N8 W25S8\$ N27W13\$ E13N6\$ S25E40 N25\$.									