LOT 18 & PT OF TRACT I
IN OR 2554/1877
HICKORY RIDGE PBK 2234/596

ROSEPILER RONALD CORY & PATTI
1310 ISLAND RIDGE DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-1501-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

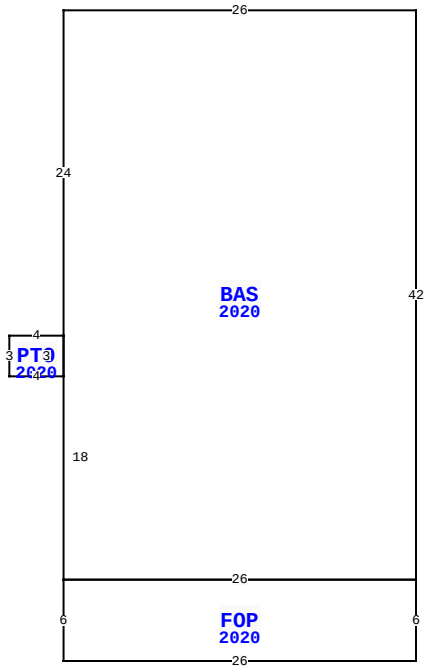
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1022.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,092 | 100 | 1,092 | 189,437 |
| FOP | 156 | 30 | 47 | 8,154 |
| PTO | 12 | 5 | 1 | 173 |
| TOTALS | 1,260 | | 1,140 | 197,764 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,140 | 140.1850 | 175.23 | 199,762 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 1092 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/26/2024 MLU |
| INC DATE | | AG DATE | |

1310 ISLAND RIDGE DR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 197,764 |
| TOTAL MARKET OB/XF VALUE | 3,406 |
| TOTAL LAND VALUE - MARKET | 150,000 |
| TOTAL MARKET VALUE | 351,170 |
| SOH/AGL Deduction | 29,714 |
| ASSESSED VALUE | 321,456 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 321,456 |
| TOTAL JUST VALUE | 351,170 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 292,233 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20190588 | NEW CONSTR | 136,161 | 11/06/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2554/1877 | 4/01/2022 | QC | U | I | 11 | 100 |
| GRANTOR: GEIGER ALTA F,RONALD | | | | | | |
| GRANTEE: ROSEPILER RONALD CO | | | | | | |
| 2371/0034 | 5/29/2020 | WD | U | V | 11 | 100 |
| GRANTOR: SIMMONS 9 LLC | | | | | | |
| GRANTEE: GEIGER ALTA F ET AL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W26 S24 PTO=[YR=2020] W4 S3 E4 N3$ S18
FOP=[YR=2020] S6 E26 N6 W26$ E26 N42$.

## 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 | 0 | 0 | 0 | 0 | 344.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 3,406 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,406

| 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 | | R-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 150,000.00 | 150,000.00 | 150,000 | | | | | | | |

REVIEW DATE 05/27/2020 BY DJ Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS