LOT 25
HICKORY RIDGE PBK 2234/596

WILLS MATTHEW & KRISTEN
1313 ISLAND RIDGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

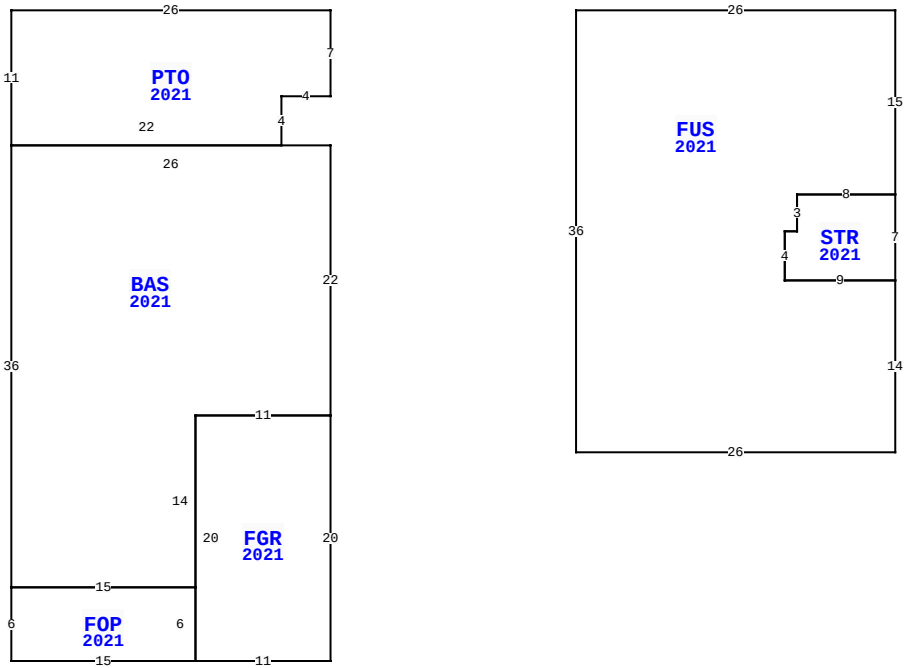
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	782	100	782	129,972
FGR	220	55	121	20,111
FOP	90	30	27	4,487
FUS	876	100	876	145,595
PTO	270	5	14	2,327
STR	60	10	6	997
TOTALS	2,298		1,826	303,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	133.6300	167.04	305,015	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1658 HX Base Yr 2022



1313 ISLAND RIDGE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		303,490
TOTAL MARKET OB/XF VALUE		4,079
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		457,569
SOH/AGL Deduction		126,223
ASSESSED VALUE		331,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		281,346
TOTAL JUST VALUE		457,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200239	NEW CONSTR	0	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2440/1917	3/05/2021	WD	Q	I	02	332,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: WILLS MATTHEW & KRI						
2275/1858	5/17/2019	WD	Q	I	01	71,500
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W26 S11 BAS=[YR=2021] S36 FOP=[YR=2021] S6 E15 FGR=[YR=2021] E11 N20 W11 S20$ N6 W15$ E15 N14 E11 N22 W26$ E22 N4 E4 N7$ PTR=E20 FUS=[YR=2021] E26 S15 STR=[YR=2021] W8 S3 W1 S4 E9 N7$ W8 S3 W1 S4 E9 S14 W26 N36$ W20$.

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	100	0	0	412.00	SF	10.00	10.00	100	2021	2021	3	99	4,079	

LAND DESCRIPTION

TOTAL OB/XF 4,079

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

REVIEW DATE 06/24/2021 BY RKJH Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS