LOT 26
HICKORY RIDGE PBK 2234/596

GINGHER BARBARA L
P O BOX 16212
FERNANDINA BEACH, FL 32035

2024

00-00-31-1501-0026-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

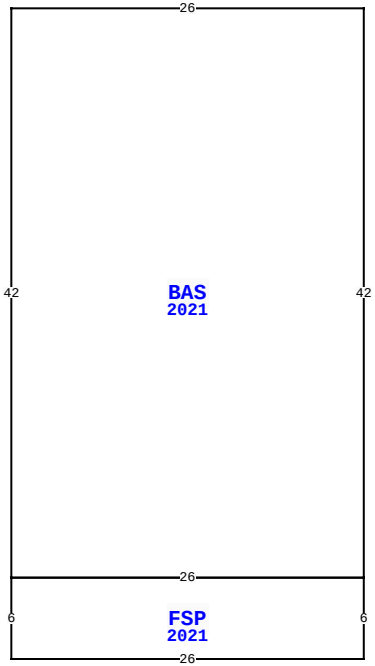
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1022.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	192,057
FSP	156	40	62	10,904
TOTALS	1,248		1,154	202,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,154	141.4040	176.76	203,981	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2024 Heated Area: 1092 HX Base Yr 2024



1319 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		202,961
TOTAL MARKET OB/XF VALUE		7,007
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		409,968
SOH/AGL Deduction		266,848
ASSESSED VALUE		143,120
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,120
TOTAL JUST VALUE		409,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200422	NEW CONSTR	137,493	09/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/1502	12/01/2023	WD	Q	I	01	510,000
GRANTOR: GARFIELD RONA E						
GRANTEE: GINGHER BARBARA L						
2447/0960	3/23/2021	WD	Q	I	01	278,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GARFIELD RONA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S42 FSP=[YR=2021] 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	100	0	0	450.00	SF	10.00	10.00	100	2021	2021	3	99	4,455	
2	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2021	2021	3	98	2,258	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 7,007

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	200,000.00	200,000.00	200,000							

REVIEW DATE 12/06/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS