LOT 30
HICKORY RIDGE PBK 2234/596

MINGLEDORFF POLLY BARTLEY
1324 ISLAND RIDGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

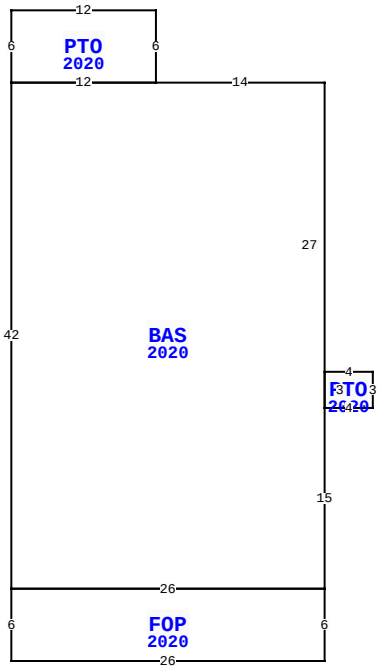
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	202,778
FOP	156	30	47	8,728
PTO	12	5	1	186
PTO	72	5	4	743
TOTALS	1,332		1,144	212,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,144	150.0589	187.57	214,580	2020	2020	0	0	0	1.00	99.00

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



1324 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	212,434
TOTAL MARKET OB/XF VALUE	4,217
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	366,651
SOH/AGL Deduction	98,464
ASSESSED VALUE	268,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	268,187
TOTAL JUST VALUE	366,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190622	NEW CONSTR	136,161	12/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2407/1363	10/20/2020	WD	Q	I	01	273,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MINGLEDORFF POLLY B						
2306/1763	9/18/2019	WD	Q	V	01	73,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N6 W12 S6 E12 $ W12 S42 FOP=[YR=2020] S6 E26 N6 W26 $ E26 N15 PTO=[YR=2020] E4 N3 W4 S3 $ N27 $.

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	426.00	SF	10.00	10.00	100	2020	2020	3	99	4,217	

LAND DESCRIPTION

TOTAL OB/XF 4,217

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 09/29/2020 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS