

LOT 1
IN OR 2177/263
OCEAN RIDGE PB 5/103 & 104

COIRO MARGARET M
104 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1075.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,324	100	1,324	160,214
BAS	180	100	180	21,781
FGR	536	55	295	35,697
FOP	88	30	26	3,146
FUS	480	100	480	58,083

TOTALS	2,608		2,305	278,923
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	17	6	102.00	SF	6.50	
2	0810	CONCRETE A	0 100	49	3	87.00	SF	6.50	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0811	CONCRETE B	0 100	0	0	561.00	SF	5.20	
5	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	
6	0855	CONC PAVER	0 100	0	0	269.00	SF	10.00	
7	1242	WD DECK A	0 100	0	0	260.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,305	112.3080	140.38	323,576	1986	1995	0	0	0 13.80	86.20
1 SNGL FAM - 100% - 2014 Heated Area: 1984 HX Base Yr 2014											

104 OCEAN RIDGE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	07/24/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0 100	17	6	102.00	SF	6.50	6.50	100	1986	1986	3	49.5	328	
2	0810	CONCRETE A	0 100	49	3	87.00	SF	6.50	6.50	100	1986	1986	3	49.5	280	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	
4	0811	CONCRETE B	0 100	0	0	561.00	SF	5.20	5.20	100	2003	2003	3	83	2,421	
5	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	6.50	100	2003	2003	3	83	97	
6	0855	CONC PAVER	0 100	0	0	269.00	SF	10.00	10.00	100	2004	2004	3	84	2,260	
7	1242	WD DECK A	0 100	0	0	260.00	SF	10.00	10.00	100	2006	2006	3	27	702	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 2											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						278,923					
TOTAL MARKET OB/XF VALUE						8,188					
TOTAL LAND VALUE - MARKET						286,000					
TOTAL MARKET VALUE						573,111					
SOH/AGL Deduction						251,898					
ASSESSED VALUE						321,213					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						271,213					
TOTAL JUST VALUE						573,111					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						539,656					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090649	H/AC	3,400	05/27/2009
20051027	REPAIR/RRF	6,000	01/10/2005
B0040781	REPAIR/RRF	4,000	04/22/2004
B969742	ADDITION	1,500	04/09/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2177/0263	2/08/2018	WD	U	I	11	100	
GRANTOR: QUATTLEBAUM PATRICIA							
GRANTEE: COIRO MARGARET M							
1868/0154	7/16/2013	WD	Q	I	02	379,000	
GRANTOR: MOORE F WILSON & LIND							
GRANTEE: COIRO MARGARET N &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS1993=W3 BAS2011=N12 W15 S12 E15\$ W15 S4 W8 S10W10 S34 FGR1993= S24 E21 N10 E4 N8 W4 N6 FOP1993=N11 W8 S11 E8\$ W21\$ E13 N11 E9 /S3E3/ E8 N14 E3 / N3E3/ N7 /W3N3/ N13\$ PTR=E15 FUS1993=E20 S24 W20 N24\$ W15\$.									