

NICHOLLS LEON MAURICE & LISA M
106 OCEAN RIDGE
FERNANDINA BEACH, FL 32034

00-00-31-155R-0002-0000

BUILDING CHARACTERISTICS

ELEMENT CD
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 14 CARPET 80
Interior Floor 08 SHT VINYL 20
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories 02 WOOD FRAME 100
Units 1. 1. 100
 0 100

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	1,652	100	1,652	185,949
DCK	757	10	76	8,554
FGR	536	55	295	33,205
FOP	84	30	25	2,814

TOTALS 3,029 2,048 230,523

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0900 01 2,048 104.4680 130.58 267,428 1991 1995 0 0 13.80 86.20
1 SNGL FAM - 100% - 2014 Heated Area: 1652 HX Base Yr 2014

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY STANDARD
Tax Group: 2 Tax Dist:
BUILDING MARKET VALUE 230,523
TOTAL MARKET OB/XF VALUE 13,420
TOTAL LAND VALUE - MARKET 286,000
TOTAL MARKET VALUE 529,943
SOH/AGL Deduction 261,756
ASSESSED VALUE 268,187
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 218,187
TOTAL JUST VALUE 529,943
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 492,369

PERMIT NUM DESCRIPTION AMT ISSUED
20051868 H/AC 2,000 05/31/2005
6611 NEW CONSTR 58,000 06/19/1991

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE
1825/1251 11/19/2012 WD Q I 02 250,000
GRANTOR: RICHARDSON GORDON GEO
GRANTEE: NICHOLLS LEON MAURI
1739/1449 5/23/2011 WD U I 11 100
GRANTOR: NEVIL KATHLEEN
GRANTEE: RICHARDSON GORDON

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] E5 N27 L12 U5 W18 D5 L14 S16 BAS=[YR=1993]
S47 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N14
W6 S14 E6 \$ W21 \$ E15 N14 E6 S2 E1 S2 E10 N4 E2 N7 E2 N3 E3
N12 W7 N24 W18 S13 W14 \$ E14 N13 E18 S24 E7 \$.

LAND DESCRIPTION TOTAL OB/XF 13,420

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV
1 000133 C SFR LAKE 100 R-2 0.00 0.00 1.00 LT 1.00 1.00 1.10 260,000.00 286,000.00 286,000

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 286,000 Market: 0 Agricultural: 0 Common: 286,000 PRINTED 08/06/2024 BY SYS