LOT 3
OCEAN RIDGE PB 5/103 & 104

HUGHES ALBERT J III & AUDREY A
10 BRIDLEWOOD DR
NEW HOPE, PA 18938

2024

00-00-31-155R-0003-0000

NASSAU COUNTY PROPERTY

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	1,334	100	1,334	161,424
FEP	195	80	156	18,877
FGR	494	55	272	32,914
FOP	84	30	25	3,026
FUS	501	100	501	60,624
UEP	128	60	77	9,317
TOTALS	2,736		2,365	286,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,365	112.3080	140.38	331,999	1988	1995	0	0	0	13.80	86.20

1 SNGL FAM – 0% - 0 Heated Area: 1835 HX Base Yr

108 OCEAN RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/24/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,183
TOTAL MARKET OB/XF VALUE	12,702
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	623,885
SOH/AGL Deduction	0
ASSESSED VALUE	623,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	623,885
TOTAL JUST VALUE	623,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152095	REAR	0	09/10/2015
20141721	DECK	1,400	08/06/2014
20101934	XFOB	2,800	11/08/2010
20101908	REMODEL	4,000	11/03/2010
20101606	REMODEL	9,200	09/16/2010
20101066	REPAIR/RRF	6,000	06/29/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1646	2/03/2021	WD	Q	I	01	525,000
GRANTOR: WHIFFEN DEBORAH A & M						
GRANTEE: HUGHES ALBERT J III						
2243/0106	12/11/2018	QC	U	I	11	100
GRANTOR: LOUD DEBORAH A N/K/A						
GRANTEE: WHIFFEN DEBORAH A &						

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	0812	CONCRETE C	0	0	0	0	1,033.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,252	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
3	1242	WD DECK A	0	0	0	0	1,070.00	SF	10.00	10.00	100	2014	2014	3	65	6,955	
4	1076	TRELLIS A	0	0	15	5	75.00	SF	7.50	7.50	100	2010	2010	3	60	338	
5	0858	SCULP CONC	0	0	0	0	72.00	SF	13.00	13.00	100	2010	2010	3	98	917	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 1334$ UEP 2015=128$ FEP=[YR=2013] 195$
FGR=[YR=1993] 494$ FOP=[YR=2007] 84$ FUS=[YR=1993] 501$.

LAND DESCRIPTION

TOTAL OB/XF 12,702

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	000133	C	SFR LAKE	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	260,000.00	325,000.00	325,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS