LOT 4
IN OR 2085/1923
OCEAN RIDGE PB 5/103 & 104

PLB REVOCABLE TRUST/BARTLETT PATRICIA L TRUSTEE
110 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

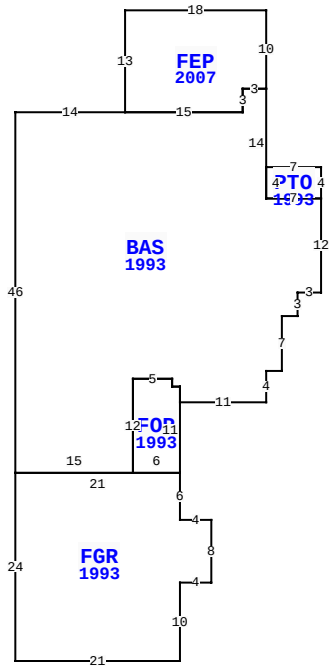
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,421	100	1,421	168,804
FEP	225	80	180	21,383
FGR	536	55	295	35,044
FOP	71	30	21	2,495
PTO	28	5	1	119
TOTALS	2,281		1,918	227,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	110.2500	137.81	264,320	1991	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 2016 Heated Area: 1421 HX Base Yr 2016



110 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		227,844
TOTAL MARKET OB/XF VALUE		6,038
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		558,882
SOH/AGL Deduction		255,106
ASSESSED VALUE		303,776
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		248,776
TOTAL JUST VALUE		558,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110587	H/AC	2,000	04/20/2011
20110582	H/AC	2,000	04/19/2011
20053164	REMODEL	1,000	12/12/2005
20052564	H/AC	3,000	08/30/2005
6612	NEW CONSTR	51,000	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2085/1923	11/16/2016	QC	U	I	11	100
GRANTOR: BARTLETT PATRICIA L						
GRANTEE: PLB REVOCABLE TRUST						
1990/0518	7/07/2015	WD	Q	I	02	355,000
GRANTOR: PEARSE MARY ET AL						
GRANTEE: BARTLETT PATRICIA L						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W18 S13 BAS=[YR=1993] W14 S46 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N11 W1 N1 W5 S12 E6 $ W21 $ E15 N12 E5 S1 E1 S2 E11 N4 E2 N7 E2 N3 E3 N12 PTO=[YR=1993] N4 W7 S4 E7 $ W7 N14 W3 S3 W15 $ E15 N3 E3 N10 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	1991	1991	3	20	480	
3	0811	CONCRETE B	0	100	0	0	964.00	SF	5.20	5.20	100	1991	1991	3	62	3,108	

LAND DESCRIPTION

TOTAL OB/XF 6,038

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	100		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