

LOT 8
OCEAN RIDGE PB 5/103 & 104

ALDRIDGE CYNTHIA K TRUST/ALDRIDGE CYNTHIA K TRUSTE
118 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0008-0000



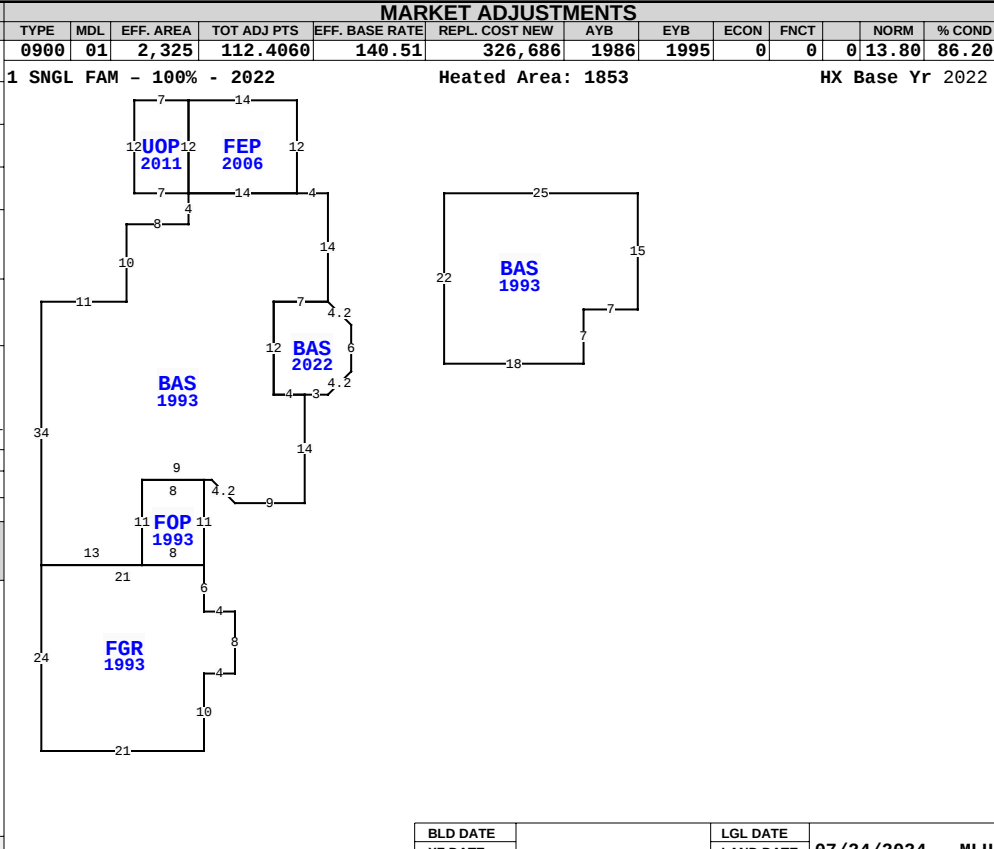
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	501	100	501	60,681
BAS	1,241	100	1,241	150,310
BAS	111	100	111	13,445
FEP	168	80	134	16,230
FGR	536	55	295	35,730
FOP	88	30	26	3,149
UOP	84	20	17	2,059
TOTALS	2,729		2,325	281,603

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	53	3	159.00	SF	5.20	5.20	100	1986
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986
3	0811	CONCRETE B	0 100	0	0	773.00	SF	5.20	5.20	100	2011

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



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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	281,603		
TOTAL MARKET OB/XF VALUE	6,207		
TOTAL LAND VALUE - MARKET	325,000		
TOTAL MARKET VALUE	612,810		
SOH/AGL Deduction	79,874		
ASSESSED VALUE	532,936		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	482,936		
TOTAL JUST VALUE	612,810		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	558,354		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022237	REMODEL	0	07/07/2022
20210784	REPAIR/RRF	0	12/01/2021
20111653	XFOB	2,200	09/20/2011
B041744	REPAIR/RRF	4,000	09/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2448/0978	4/01/2021	WD	Q	I	01	500,000
GRANTOR: GIARDINO ROBERT						
GRANTEE: ALDRIDGE CYNTHIA K						
0701/0409	3/25/1994	WD	Q	I		122,500
GRANTOR: PRESSLEY G WAYNE						
GRANTEE: PASQUALE MADELINE &						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W4 FEP=[YR=2006] N12 W14 UOP=[YR=2011] W7 S12 E7 N12 \$ S12 E14 \$ W14 S4 W8 S10 W11 S34 FGR=[YR=1993] S24E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N11 W8 S11 E8 \$ W21 \$ E13 N11 E9 D3 R3 E9 N14 BAS=[YR=2022] E3 U3 R3 N6 U3 L3 W7 S12 E4 \$ W4 N12 E7 N14 \$ PTR=E15 BAS=[YR=1993] E25 S15 W7 S7 W18 N22\$ W15\$.											

LAND DESCRIPTION											
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1	000133	C	SFR LAKE	100		R-2	0.00	0.00	1.00	LT	