LOT 12
OCEAN RIDGE PB 5/103 & 104

WHEELER ELAINE B L/E/
126 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0012-0000

BUILDING CHARACTERISTICS

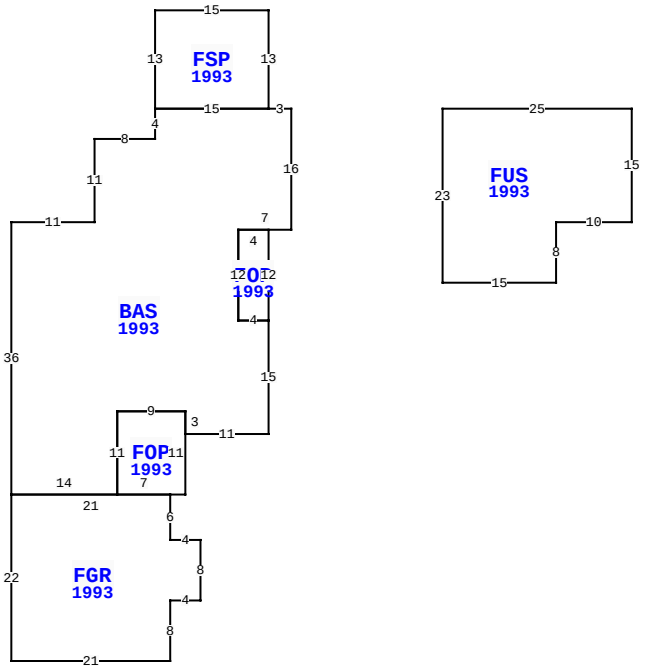
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,350	100	1,350	154,237
FGR	494	55	272	31,076
FOP	48	30	14	1,600
FOP	99	30	30	3,427
FSP	195	40	78	8,911
FUS	495	100	495	56,553
TOTALS	2,681		2,239	255,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,239	106.0360	132.54	296,757	1989	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 0 Heated Area: 1845 HX Base Yr



126 OCEAN RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		255,805
TOTAL MARKET OB/XF VALUE		6,749
TOTAL LAND VALUE - MARKET		357,500
TOTAL MARKET VALUE		620,054
SOH/AGL Deduction		415,300
ASSESSED VALUE		204,754
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,754
TOTAL JUST VALUE		620,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100109	REPAIR/RRF	9,750	01/21/2010
5428	NEW CONSTR	79,310	06/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2557/1621	4/20/2022	LE	U	I	11	100
GRANTOR: WHEELER ELAINE B						
GRANTEE: HICKMAN AMY L MORRO						
0598/1210	6/06/1990	QC	U	I	01	100
GRANTOR: WHEELER DONALD J						
GRANTEE: WHEELER ELAINE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15 S13 E15 $W15 S4 W8 S11 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] E2 N11 W9 S11 E7 $ W21 $ E14 N11 E9 S3 E11 N15 FOP=[YR=1993] N12 W4 S12 E4 $ W4 N12 E7 N16 $ PTR= E20 FUS=[YR=1993] E25 S15 W10 S8 W15 N23 $ W20 $.

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	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	0	765.00	SF	5.20	5.20	100	1989	1989	3	57	2,267	
3	0855	CONC PAVER	0	100	0	0	406.00	SF	7.00	7.00	100	1989	1989	3	57	1,620	
4	0810	CONCRETE A	0	100	0	0	149.00	SF	6.50	6.50	100	1989	1989	3	57	552	

LAND DESCRIPTION

TOTAL OB/XF 6,749

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	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	260,000.00	357,500.00	357,500							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 357,500 Market: 0 Agricultural: 0 Common: 357,500 PRINTED 08/06/2024 BY SYS