

ARPIN RUSSELL F & ANNE V
132 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

00-00-31-155R-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
16 WD FR STUC 20
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
13 LVT/LAMNT 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2.5 100
02 WOOD FRAME 100
2. 100
0 100
02 DIST FB 100

03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1075.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFCTNORM% CONDTOTAL OB/XF

0900012,374106.0360132.54314,650198819950013.8086.20

Heated Area: 1879HX Base Yr 2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE271,228
TOTAL MARKET OB/XF VALUE6,799
TOTAL LAND VALUE - MARKET260,000
TOTAL MARKET VALUE538,027
SOH/AGL Deduction112,722
ASSESSED VALUE425,305
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE375,305
TOTAL JUST VALUE538,027
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE492,654

PERMIT NUMDESCRIPTIONAMTISSUED

20190192ADD 66SF003/11/2019
20042193REPAIR/RRF3,00011/22/2004
B0012127ADDITION6,00009/27/2001
4853NEW CONSTR54,75005/20/1988

SALES DATA

OFF RECORDNumberDATETYPEINSTQUANTITYRSNCDPRICE

2128/03536/19/2017WDQI01388,500

GRANTOR: VERRIER TRACEY
GRANTEE: ARPIN RUSSELL F & A
2084/190611/02/2016SWUI12308,800
GRANTOR: NATIONSTAR HECM ACQUI
GRANTEE: VERRIER TRACEY

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] W14 FEP=[YR=1993] W15 S13 BAS=[YR=1993] S4 W8
DCK=[YR=2019] W11S5 BAS=[YR=2019] S7 E11 N7 W11\$ E11 N5\$ S12
W11 S35 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6FOP=[YR=1993] N12
W7 S12 E7\$ W21\$ E14 N12 E9 S3 E11N15 PTO=[YR=1993] E6 N12 W6
FOP=[YR=1993] W4 S12 E4 N12\$ S12\$ W4 N12 E6 N15 W17\$ E15 N13\$
S13 E14 N13\$ PTR= E15 FUS=[YR=1993] E25 S15 W7 S7 W18 N22\$
W15\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000133CSFR LAKE100R-20.000.001.00LT1.001.001.00260,000.00260,000.00260,000

EXTRA FEATURES

132 OCEAN RIDGE DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE07/24/2024MLU

OB/XF MKT VALUENOTES

10811CONCRETE B01004617782.00SF5.205.2010019881988354.52,216
20810CONCRETE A0100443132.00SF6.506.5010019881988354.5468
30500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883642,240
40811CONCRETE B010000515.00SF5.205.20100199519953701,875

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1000133CSFR LAKE100R-20.000.001.00LT1.001.001.00260,000.00260,000.00260,000

REVIEW DATE01/20/2021BYRKTotal Acres: 0.00Total Land Value: 260,000Market: 0Agricultural: 0Common: 260,000PRINTED 08/06/2024 BY SYS