LOT 16
OCEAN RIDGE PB 5/103 & 104

HADDOCK PATRICIA A & ROBERT M
134 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0016-0000

BUILDING CHARACTERISTICS

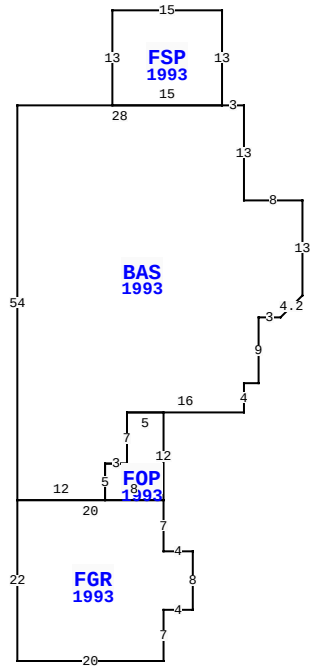
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,609	100	1,609	189,958
FGR	472	55	260	30,696
FOP	75	30	22	2,597
FSP	195	40	78	9,209
TOTALS	2,351		1,969	232,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,969	109.5640	136.96	269,674	1988	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 0 Heated Area: 1609 HX Base Yr



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

134 OCEAN RIDGE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,459
TOTAL MARKET OB/XF VALUE		6,047
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		498,506
SOH/AGL Deduction		319,975
ASSESSED VALUE		178,531
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,531
TOTAL JUST VALUE		498,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111149	REMODEL	6,560	07/13/2011
2272	NEW CONSTR	1,900	11/29/1988
987	H/AC	2,400	11/29/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2697/1300	2/21/2024	QC	U	I	11	100
GRANTOR: HADDOCK PATRICIA ANN						
GRANTEE: HADDOCK PATRICIA A						
0563/0554	2/16/1989	WD	Q	I		106,400
GRANTOR: ALMAND CONST COMPANY						
GRANTEE: SIKES PATRICIA A						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	231.00	SF	6.50	6.50	100	1988	1988	3	54.5	818	
2	0811	CONCRETE B	0	100	46	17	782.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,216	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
4	1243	WD DECK F	0	100	0	0	276.00	SF	8.00	8.00	100	2008	2008	3	35	773	

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FSP=[YR=1993] N13 W15 S13 E15$ W28 S54
FGR=[YR=1993] S22 E20 N7 E4 N8 W4 N7 FOP=[YR=1993] N12 W5 S7
W3 S5 E8$ W20$ E12 N5 E3 N7 E16 N4 E2 N9E3 R3 U3 N13 W8 N13
$.

LAND DESCRIPTION

TOTAL OB/XF 6,047

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	1.00	260,000.00	260,000.00	260,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 08/06/2024 BY SYS