LOT 17
IN OR 1046/1899
OCEAN RIDGE PB 5/103 & 104

RAMSAY THERESA M
136 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0017-0000

BUILDING CHARACTERISTICS

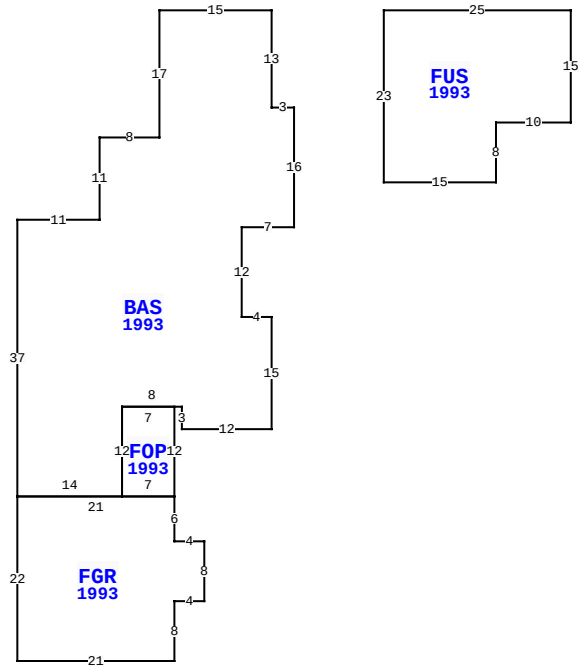
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,562	100	1,562	176,815
FGR	494	55	272	30,790
FOP	84	30	25	2,830
FUS	495	100	495	56,033
TOTALS	2,635		2,354	266,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,354	105.0560	131.32	309,127	1990	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 2004 Heated Area: 2057 HX Base Yr 2004



136 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		266,467
TOTAL MARKET OB/XF VALUE		7,643
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		534,110
SOH/AGL Deduction		288,286
ASSESSED VALUE		245,824
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		190,824
TOTAL JUST VALUE		534,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111993	REPAIR/RRF	5,000	11/08/2011
20110937	H/AC	3,000	06/09/2011
20052104	H/AC	3,000	06/30/2005
5911	NEW CONSTR	70,618	04/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1046/1899	3/28/2002	WD	Q	I		217,000
GRANTOR: LEA PER & BARBARA M						
GRANTEE: RAMSAY ROBERT W & T						
0777/0270	11/18/1996	WD	Q	I		148,000
GRANTOR: ARBEENY HENRY & ROBER						
GRANTEE: LEA PER & BARBARA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S17 W8 S11 W11 S37 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W7 S12 E7 $ W21 $ E14 N12 E8 S3 E12 N15 W4 N12 E7 N16 W3 N13 $ PTR= E15 FUS=[YR=1993] E25 S15 W10 S8 W15 N23 $ W15 $.

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	0811	CONCRETE B	0	100	0	0	697.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,157	
2	1242	WD DECK A	0	100	0	0	646.00	SF	10.00	10.00	100	1990	1990	3	20	1,292	
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1990	1990	3	59.5	278	
4	0858	SCULP CONC	0	100	0	0	331.00	SF	13.00	13.00	100	1995	1995	3	91	3,916	

LAND DESCRIPTION

TOTAL OB/XF 7,643

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	000100	C	SFR	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