LOT 40
OCEAN RIDGE PB 5/103 & 104

OLSON DAVID A L/E/
103 EIDER CT
FERNANDINA BEACH, FL 32034

2024

00-00-31-155R-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

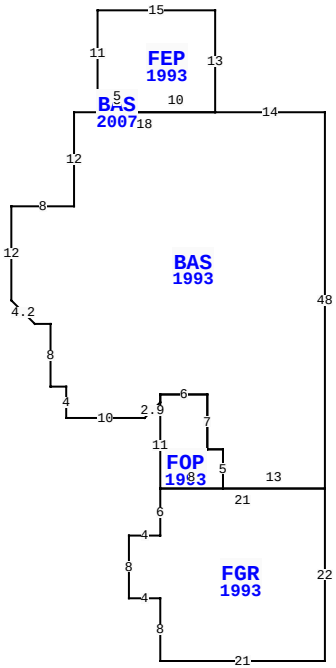
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,497	100	1,497	172,296
BAS	10	100	10	1,151
FEP	185	80	148	17,034
FGR	494	55	272	31,305
FOP	82	30	25	2,877
TOTALS	2,268		1,952	224,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,952	106.8200	133.52	260,631	1987	1995	0	0	0	13.80	86.20

1 SNGL FAM – 100% - 2007 Heated Area: 1507 HX Base Yr 2007



103 EIDER CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,664
TOTAL MARKET OB/XF VALUE		3,285
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		487,949
SOH/AGL Deduction		268,531
ASSESSED VALUE		219,418
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		169,418
TOTAL JUST VALUE		487,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BP 4134	N/A	48,200	01/20/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/1929	3/17/2020	QC	U	I	11	100
GRANTOR: OLSON DAVID A						
GRANTEE: OLSON DAVID ALBIN R						
1303/1559	3/23/2005	WD	Q	I		330,000
GRANTOR: GLISSON RONALD W JR &						
GRANTEE: OLSON DAVID A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FEP=[YR=1993] N13 W15 S11 BAS=[YR=2007] S2 E5 N2 W5$ E5 S2 E10$ W18 S12 W8 S12 R3 D3 E2 S8 E2 S4 E10 U2 R2 FOP=[YR=1993] S11 FGR=[YR=1993] S6 W4 S8 E4 S8 E21 N22 W21$ E8 N5 W2 N7 W6 S1$ N1 E6 S7 E2 S5 E13 N48$.

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	45	17	836.00	SF	5.20	5.20	100	1987	1987	3	52	2,261	
2	0810	CONCRETE A	0	100	66	3	223.00	SF	6.50	6.50	100	1987	1987	3	52	754	
3	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1987	1987	3	52	270	

LAND DESCRIPTION

TOTAL OB/XF 3,285

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