LOT 68
EGANS BLUFF #2 PB 5/102

PETERS THOMAS C & HEATHER L
1919 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

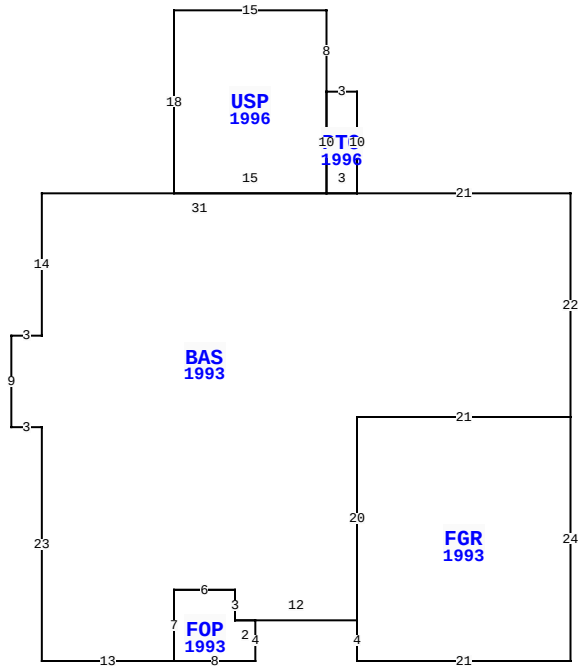
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100	1993	1,825	245,933
FGR	504	55	1993	277	37,328
FOP	50	30	1993	15	2,022
PTO	30	5	1996	2	269
USP	270	30	1996	81	10,915
TOTALS	2,679			2,200	296,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,200	123.9700	163.64	360,008	1989	1989	0	0	0	17.65	82.35

1 SNGL FAM – 100% - 2025 Heated Area: 1825 HX Base Yr 2025



1919 RIDGEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		296,467
TOTAL MARKET OB/XF VALUE		4,920
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		576,387
SOH/AGL Deduction		182,036
ASSESSED VALUE		394,351
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,629
TOTAL JUST VALUE		576,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000432-	ADD REAR PORCH	98,680	01/13/2025
V9900051	REPAIR/RRF	9,989	07/01/1999
B9603119	ADDITION	5,590	07/01/1996
5692	NEW CONSTR	66,583	05/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1494	6/03/2024	WD	Q	I	01	695,000
GRANTOR: JONES EARNEST L & JO						
GRANTEE: PETERS THOMAS C & H						
1894/1452	12/19/2013	WD	Q	I	02	299,000
GRANTOR: BAROVICH DONALD & MAR						
GRANTEE: JONES EARNEST L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 PTO=[YR=1996] N10 W3 USP=[YR=1996] N8 W15 S18 E15 N10 $ S10 E3 $W31 S14 W3 S9 E3 S23 E13 FOP=[YR=1993] E8 N4 W2 N3 W6 S7 $ N7 E6 S3 E12 FGR=[YR=1993] S4 E21 N24 W21 S20 $ N20 E21 N22 $.

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	64	2,240	
2	0811	CONCRETE B	0	100	0	0	770.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,182	
3	0820	WOOD WALK	0	100	0	0	106.00	SF	11.75	11.75	100	2006	2006	3	40	498	

LAND DESCRIPTION

TOTAL OB/XF 4,920

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS