

STEPHENS CALVIN K & KAY
P O BOX 15243
FERNANDINA BEACH, FL 32035

00-00-30-021B-0069-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY		STANDARD	
Exterior Wall		10		ABOVE AVG 70		0900		01		2,675		125.1936		165.26		442,070		1989		1992		0		0		17.58		82.42		Tax Group: 8		Tax Dist:	
Exterior Wall		20		FACE BRICK 30		1		SNGL FAM - 100% - 1991								Heated Area: 2418														364,354			
Roof Structure		03		GABLE/HIP 100																										4,228			
Roof Cover		03		COMP SHNGL 100																										275,000			
Interior Wall		05		DRYWALL 100																										643,582			
Interior Floor		12		HARDWOOD 70																										386,124			
Interior Floor		11		CLAY TILE 30																										257,458			
Air Condition		03		CENTRAL 100																										50,722			
Heating Type		04		AIR DUCTED 100																										206,736			
Bedrooms		4		100																										643,582			
Bedrooms		2		100																										0			
Frame		02		WOOD FRAME 100																										600,783			
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		1,794		100		1993		1,794		244,356																							
BAS		624		100		2004		624		84,993																							
FGR		424		55		1993		233		31,737																							
FOP		64		30		1993		19		2,588																							
PTO		96		5		2004		5		681																							
TOTALS		3,002						2,675		364,354																							
EXTRA FEATURES																																	
1907 RIDGEWOOD DR, FERNANDINA BEACH																																	
BLD DATE																																	
XF DATE																																	
INC DATE																																	
LGL DATE																																	
LAND DATE																																	
AG DATE																																	
OB/XF MKT VALUE																																	
NOTES																																	
1 0810 CONCRETE A 0 100 16 28 448.00 SF 6.50 6.50 100 1989 1989 3 54.5 1,587																																	
2 0810 CONCRETE A 0 100 21 3 63.00 SF 6.50 6.50 100 1989 1989 3 54.5 223																																	
3 0810 CONCRETE A 0 100 0 0 298.00 SF 6.50 6.50 100 2003 2003 3 82 1,588																																	
4 0855 CONC PAVER 0 100 0 0 250.00 SF 4.00 4.00 100 2004 2004 3 83 830																																	