LOT 70
IN OR 1327/437
EGANS BLUFF #2 PB 5/102

DAVIS JOSEPH J & MARTHA F
1903 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0070-0000

BUILDING CHARACTERISTICS

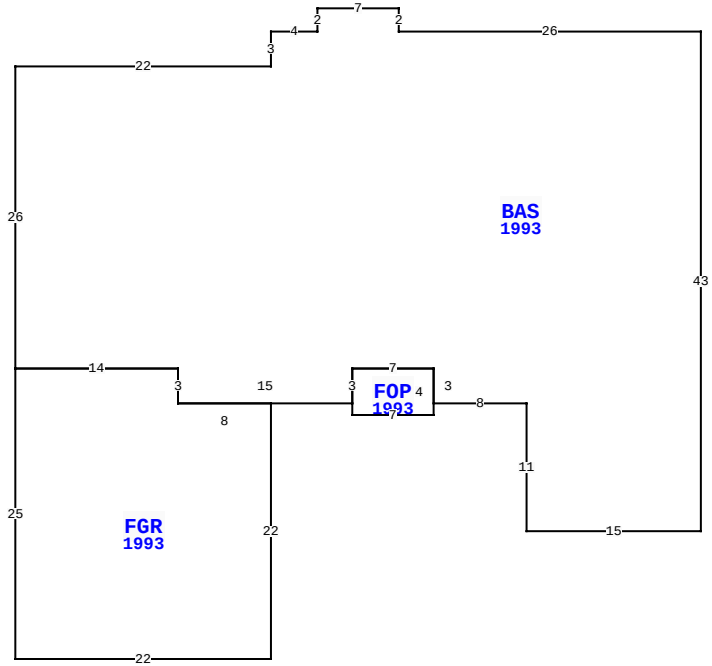
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,938	100	1993	1,938	270,446
FGR	526	55	1993	289	40,329
FOP	28	30	1993	8	1,116
TOTALS	2,492			2,235	311,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,235	124.0827	163.79	366,071	1989	1994	0	0	0	14.80	85.20

1 SNGL FAM – 100% - 2006 Heated Area: 1938 HX Base Yr 2006



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

1903 RIDGEWOOD DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,892
TOTAL MARKET OB/XF VALUE		31,367
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		618,259
SOH/AGL Deduction		333,008
ASSESSED VALUE		285,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,529
TOTAL JUST VALUE		618,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209931	XFOB	2,028	07/01/2002
5699	NEW CONSTR	75,701	05/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/0437	6/21/2005	WD	Q	I		345,000
GRANTOR: BARRETT DEBORAH R & C						
GRANTEE: DAVIS JOSEPH J & MA						
1141/0607	5/30/2003	QC	Q	I	01	100
GRANTOR: BARRETT DEBORAH R						
GRANTEE: BARRETT DEBORAH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N2 W7 S2 W4 S3W22 S26 FGR=[YR=1993] S25 E22 N22 W8N3 W14 $ E14 S3 E15 FOP=[YR=1993] S1E7 N4 W7 S3 $ N3 E7 S3 E8 S11 E15 N43 $.

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	0940	SHEDS/PORT	0	100	0	0	160.00	SF	30.00	30.00	100	2002	2002	3	20	960	
3	0858	SCULP CONC	0	100	0	0	1,638.00	SF	13.00	13.00	100	2004	2004	3	95	20,229	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2004	2004	3	21	134	
5	0855	CONC PAVER	0	100	0	0	486.00	SF	7.00	7.00	100	2004	2004	3	83	2,824	
6	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2004	2004	3	83	4,980	

LAND DESCRIPTION

TOTAL OB/XF 31,367

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 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS