LOT 72 & PT OF ABDN R/W
OR 790/1658 RES# 97-80
IN OR 939/956

DEBRAUWERE E SCOTT & JEANETTE
1887 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-021B-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

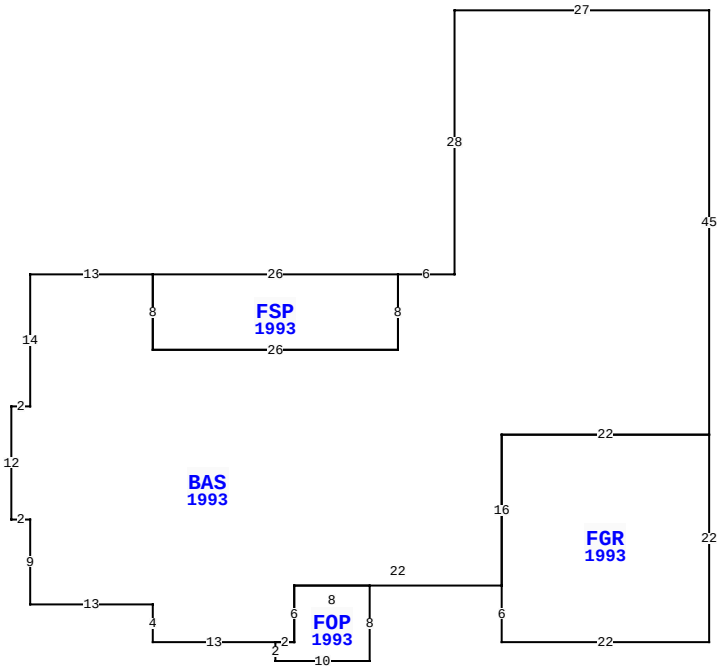
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,712	100	1993	2,712	336,214
FGR	484	55	1993	266	32,977
FOP	68	30	1993	20	2,479
FSP	208	40	1993	83	10,289
TOTALS	3,472			3,081	381,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,081	113.8408	150.27	462,982	1989	1989	0	0	0	17.50	82.50

1 SNGL FAM – 100% - 2001 Heated Area: 2712 HX Base Yr 2001



1887 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		381,960
TOTAL MARKET OB/XF VALUE		15,732
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		672,692
SOH/AGL Deduction		345,241
ASSESSED VALUE		327,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,729
TOTAL JUST VALUE		672,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		629,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7678	ADDITION	16,625	11/12/1991
5645	SWIM POOL	11,500	04/13/1989
5562	NEW CONSTR	83,864	03/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0939/0956	7/07/2000	WD	U	I		325,000
GRANTOR: HALEY WILLIAM K & CAR						
GRANTEE: DEBRAUWERE E SCOTT						
0572/0045	6/07/1989	WD	Q	I		193,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: HALEY WILLIAM K & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S28 W6 FSP=[YR=1993] W26 S8 E26 N8$ S8 W26 N8 W13 S14 W2 S12 E2 S9 E13 S4 E13 FOP=[YR=1993] S2 E10 N8 W8 S6 W2$ E2 N6 E22 FGR=[YR=1993] S6 E22 N22 W22 S16$ N16 E22 N45$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	1989	1989	3	20	6,902	
3	0845	KOOL DECK	0	100	0	0	856.00	SF	7.25	7.25	100	1989	1989	3	54.5	3,382	
4	0812	CONCRETE C	0	100	0	0	1,635.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,564	
5	1242	WD DECK A	0	100	0	0	302.00	SF	10.00	10.00	100	1991	1991	3	20	604	

LAND DESCRIPTION

TOTAL OB/XF 15,732

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