

MCCLOUD JAMES C & LINDA L
1894 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-021B-0074-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 70

20FACE BRICK 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 60

11CLAY TILE 40

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 100
0 100

05DIST 1A 100
00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2031.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,98310019931,983269,333

BAS176100200717623,904

FGR52855199329039,388

FOP2530199381,087

TOTALS2,7122,457333,712

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,457121.5504160.45394,226198819970015.3584.65

1 SNGL FAM - 100% - 2009Heated Area: 2159HX Base Yr 2009

BLD DATE07/29/2008DJLGL DATE04/28/2025MLU

XF DATEINC DATEAG DATE

1894 RIDGEWOOD DR, FERNANDINA BEACH

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000177.00SF6.506.5010019881988352598

20812CONCRETE C0100001,872.00SF4.004.00100198819883523,894

30500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883622,170

TOTAL OB/XF6,662

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00275,000.00275,000.00275,000

REVIEW DATE08/22/2019BY DJATotal Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE333,712

TOTAL MARKET OB/XF VALUE6,662

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE615,374

SOH/AGL Deduction335,292

ASSESSED VALUE280,082

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE229,360

TOTAL JUST VALUE615,374

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE575,089

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSN CD SALE PRICE

1574/06636/30/2008WDQI360,000

GRANTOR: VALET EUGENE H & SUSA

GRANTEE: MCCLOUD JAMES C & L

1269/195810/29/2004WDQI295,000

GRANTOR: WATSON WILLIAM J JR &

GRANTEE: VALET EUGENE H & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2007] W19 S11 E8 N3 E11 N8\$ S8 W11 S3 W11 N3 W13 S3 W14 S14 FGR=[YR=1993] S24 E22 N24 W22\$ E22 S16 E11 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S11 E27 N47 \$.