

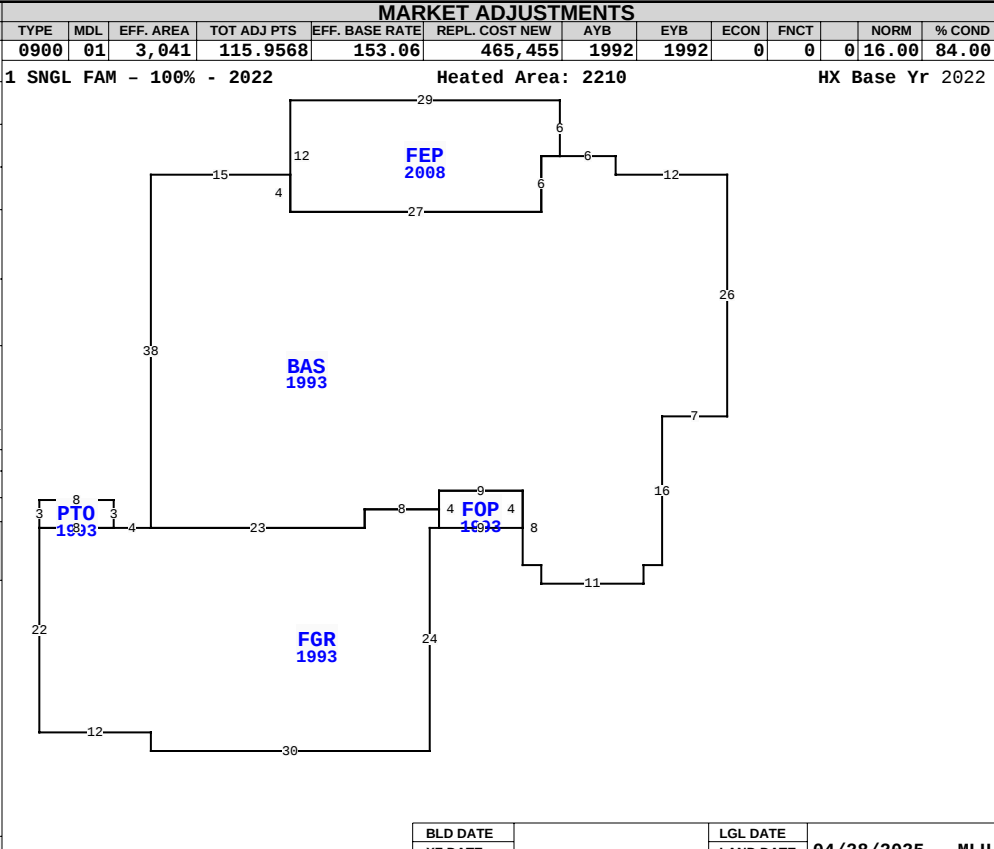


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,210	100	1993	2,210	284,141
FEP	336	80	2008	269	34,585
FGR	1,000	55	1993	550	70,714
FOP	36	30	1993	11	1,415
PTO	24	5	1993	1	129
TOTALS	3,606			3,041	390,982

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,229.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00



1910 RIDGEWOOD DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/28/2025 MLU									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			390,982
TOTAL MARKET OB/XF VALUE			5,498
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			671,480
SOH/AGL Deduction			100,126
ASSESSED VALUE			571,354
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			520,632
TOTAL JUST VALUE			671,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			628,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7565	NEW CONSTR	100,000	10/02/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2556/1130	4/19/2022	WD U	I	11	
GRANTOR: LACY JEANNIE B & STEP					SALE PRICE
GRANTEE: LACY FAMILY TRUST					
2434/1630	2/12/2021	WD Q	I	01	552,500
GRANTOR: SEPERATE TRUST F/B/O					
GRANTEE: LACY JEANNIE B & ST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 N2 W6 FEP=[YR=2008] N6 W29 S12E27 N6 E2 \$ W2 S6 W27 N4 W15 S38 FGR=[YR=1993] W4 PTO=[YR=1993] N3 W8 S3 E8 \$ W8 S22 E12 S2 E30 N24 E1FOP=[YR=1993] E9 N4 W9 S4 \$ N2 W8 S2 W23 \$ E23 N2 E8 N2 E9 S8 E2 S2 E11 N2 E2 N16 E7 N26 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000		