LOT 45
ISLAND GROVE PHASE 2 PB 5/49

RITCH WILLIAM A & SAVANNAH
2141 JEKYLL COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

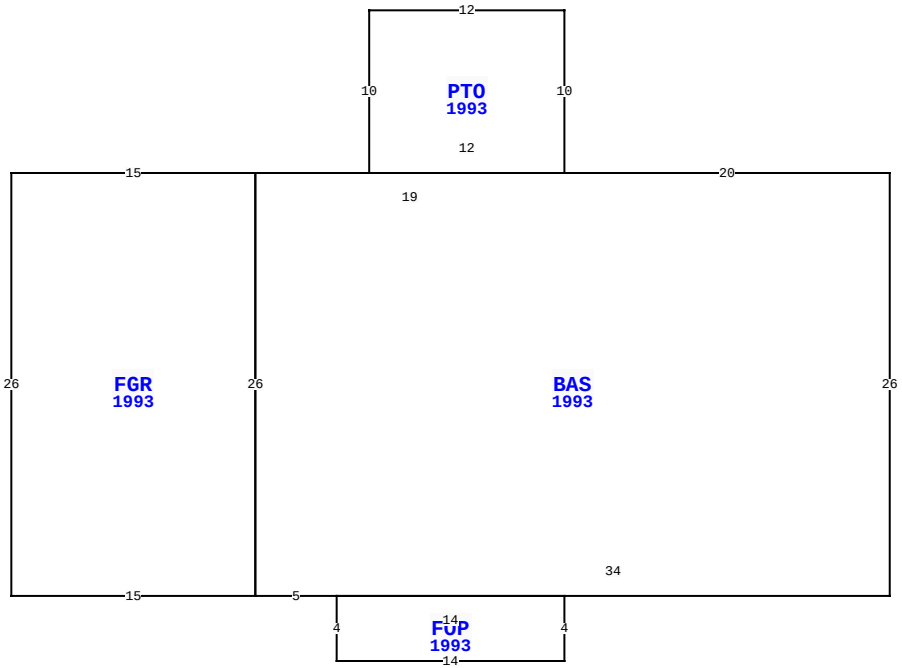
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100	1993	1,014	204,946
FGR	390	55	1993	214	43,253
FOP	56	30	1993	17	3,436
PTO	120	5	1993	6	1,213
TOTALS	1,580			1,251	252,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,251	133.9520	211.64	264,762	1984	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2025 Heated Area: 1014 HX Base Yr 2025



2141 JEKYLL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		252,848
TOTAL MARKET OB/XF VALUE		1,066
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		453,914
SOH/AGL Deduction		0
ASSESSED VALUE		453,914
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		403,192
TOTAL JUST VALUE		453,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0289	XFOB	1,632	06/01/1993
0319	REMODEL	1,000	06/01/1993
0149	H/AC	1,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0027	6/30/2022	WD	Q	I	01	475,000
GRANTOR: ROBERTS WILLIAM & LAU						
GRANTEE: RITCH WILLIAM A & S						
2562/1017	5/06/2022	WD	Q	I	01	440,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: ROBERTS WILLIAM & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N10 W12 S10 E12 $ W19
FGR=[YR=1993] W15 S26 E15 N26 $ S26 E5 FOP=[YR=1993] S4 E14
N4 W14 $ E34 N26 $.

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	0811	CONCRETE B	0	100	53	8	424.00	SF	5.20	5.20	100	1984	1984	3	41	904	
2	0811	CONCRETE B	0	100	19	4	76.00	SF	5.20	5.20	100	1984	1984	3	41	162	

LAND DESCRIPTION

TOTAL OB/XF 1,066

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	90.00	121.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS