

LOT 8
IN OR 1782/1969
OAK RIDGE PB 5/127

MCCOY ALTON A & AMELIA A
2132 OAK RIDGE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-043A-0008-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0900	01	2,102	132.3098	174.65	367,114	1987	1987	0	0	0	16.25	83.75	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1836													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	15	HARDTILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 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			2008.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,302	100	1993	1,302	190,442																								
FGR	441	55	1993	243	35,544																								
FOP	54	30	1993	16	2,340																								
FUS	534	100	1993	534	78,108																								
PTO	143	5	1993	7	1,024																								
TOTALS			2,474		2,102	307,458																							
EXTRA FEATURES			2132 OAK RIDGE DR, FERNANDINA BEACH																										
L N	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	1987	1987	3	60	2,100													
2	0810	CONCRETE A	0	100	49	16	784.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,523													
3	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2007	2007	3	87	509													
4	0861	POOL GUNIT	0	100	31	17	527.00	SF	17.00	17.00	100	1988	1988	3	20	1,792													
5	0820	WOOD WALK	0	100	0	0	612.00	SF	11.75	11.75	100	1988	1988	3	40	2,876													
6	0910	SCRN RM L	0	100	0	0	1,281.00	SF	3.00	3.00	100	1988	1988	3	20	769													
7	0810	CONCRETE A	0	100	0	0	338.00	SF	6.50	6.50	100	1995	1995	3	68	1,494													
8	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2008	2008	3	31	893													
TOTAL OB/XF 12,956																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RG-1	0.00	0.00	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																													