LOT 17
IN OR 2228/1161
OAK RIDGE PB 5/127

BARNES VALERIE L & JAMES Y
2135 OAK RIDGE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-043A-0017-0000

BUILDING CHARACTERISTICS

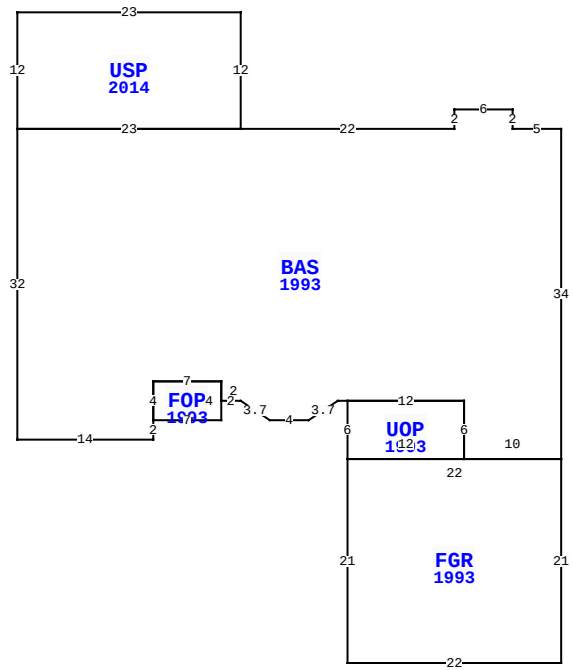
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100	1993	1,696	245,919
FGR	462	55	1993	254	36,830
FOP	28	30	1993	8	1,160
UOP	72	20	1993	14	2,030
USP	276	30	2014	83	12,035
TOTALS	2,534			2,055	297,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	128.4780	169.59	348,507	1987	1995	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2019 Heated Area: 1696 HX Base Yr 2019



2135 OAK RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		297,973
TOTAL MARKET OB/XF VALUE		8,231
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		506,204
SOH/AGL Deduction		226,718
ASSESSED VALUE		279,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,764
TOTAL JUST VALUE		506,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4191	NEW CONSTR	53,708	06/19/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/1161	10/03/2018	WD	Q	I	01	305,500
GRANTOR: SHARPE PATRICK & MARC						
GRANTEE: BARNES VALERIE L &						
2199/1928	5/22/2018	FJ	U	I	11	100
GRANTOR: SHARPE RENATE MAGNUS						
GRANTEE: SHARPE PATRICK & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N2 W6 S2 W22 USP=[YR=2014] N12 W23 S12 E23 $ W23 S32 E14 N2 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E7 S2 E2 D2 R3 E4 U2 R3 E1 UOP=[YR=1993] S6 FGR=[YR=1993] S21 E22 N21W22 $ E12 N6 W12 $ E12 S6 E10 N34 $.

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	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	8	4	32.00	SF	6.50	6.50	100	1987	1987	3	49.5	103	
3	0810	CONCRETE A	0	100	0	0	840.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,703	
4	0810	CONCRETE A	0	100	0	0	296.00	SF	6.50	6.50	100	1987	1987	3	49.5	952	
5	1242	WD DECK A	0	100	0	0	238.00	SF	10.00	10.00	100	2000	2000	3	20	476	
6	0475	VF 4 SBPL	0	100	0	0	66.00	LF	14.00	14.00	100	2000	2000	3	48	444	
7	0810	CONCRETE A	0	100	0	0	59.00	SF	6.50	6.50	100	2000	2000	3	77	295	
8	0855	CONC PAVER	0	100	0	0	176.00	SF	7.00	7.00	100	2014	2014	3	94	1,158	

LAND DESCRIPTION

TOTAL OB/XF 8,231

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		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