

ASHLEY CLIFFORD DANIEL
2137 OAK RIDGE DR
FERNANDINA BEACH, FL 32034

00-00-30-043A-0018-0000

ELEMENT

CD

BUILDING CHARACTERISTICS

CONSTRUCTION

AVERAGE 50
ABOVE AVG 50
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CARPET 80
HARDTILE 20
CENTRAL 100
AIR DUCTED 100
WOOD FRAME 100
DIST 1A 100
NONE 100
Quality Level 06
SINGLE FAMILY

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

0100

MKT AREA

2008.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,800

100

1993

1,800

253,164

FGR

616

55

1993

339

47,679

FOP

84

30

1993

25

3,516

PTO

168

5

1993

8

1,125

TOTALS

2,668

2,172

305,484

EXTRA FEATURES

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

0100

0

0

1.00

UT

3,500.00

3,500.00

100

1987

1987

3

60

2,100

2

0810

CONCRETE A

0100

47

17

799.00

SF

6.50

6.50

100

1987

1987

3

49.5

2,571

3

0810

CONCRETE A

0100

38

3

114.00

SF

6.50

6.50

100

1987

1987

3

49.5

367

4

0861

POOL GUNIT

0100

0

0

294.00

SF

85.00

85.00

100

1992

1992

3

20

4,998

5

0845

KOOL DECK

0100

0

0

596.00

SF

7.25

7.25

100

1992

1992

3

62

2,679

6

0810

CONCRETE A

0100

18

4

72.00

SF

6.50

6.50

100

1987

1987

3

49.5

232

7

0855

CONC PAVER

0100

0

0

565.00

SF

7.00

7.00

100

2000

2000

3

77

3,045

8

1076

TRELLIS A

0100

22

21

462.00

SF

13.50

13.50

100

2011

2011

3

60

3,742

9

0940

SHEDS/PORT

0100

13

12

156.00

SF

30.00

30.00

100

2010

2010

3

40

1,872

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,172

124.0827

163.79

355,752

1987

1995

0

0

0

14.13

85.87

Heated Area: 1800

HX Base Yr 2021

BAS

1993

FGR

1993

FOP

1993

PTO

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025

MLU

TOTAL OB/XF

21,606

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

305,484

21,606

200,000

527,090

177,873

349,217

50,722

298,495

527,090

0

463,445

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R12695

POLYCARBONATE RF/

2,000

07/01/2011

B24459

CARPORT

7,421

03/01/2011

8141

SWIM POOL

6,500

06/02/1992

4241

NEW CONSTR

57,815

07/16/1987

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U /

V I /

RSN CD

SALE PRICE

2775/593

3/12/2025

QC

U

I

11

100

GRANTOR: ASHLEY ANN MARIE

GRANTEE: ASHLEY CLIFFORD DAN

2399/1179

10/05/2020

WD

Q

I

02

375,000

GRANTOR: DAVID GABRIEL Z & NIC

GRANTEE: ASHLEY CLIFFORD & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N10 W2 PTO=[YR=1993] N12 W14 S12 E14 \$ W14 N4 W17 S4 W21 S25 FGR=[YR=1993] W4 S28 E22 N28 W18\$ E18 S12 E7 FOP=[YR=1993] E20 N4 U2 L2 W4 D2 L2 W8 D4 L4 \$ U4 R4 E8 U2 R2 E4 D2 R2 E7 U2 R2 N9 E6 N12\$.