

LOT 17
IN OR 2033/1031
OAK RIDGE #2 PB 5/155

ROTH JEFFREY ALAN & LISA RAE
1526 OAK RIDGE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-043B-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	12	CEDAR 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,231	100	1993	1,231	183,834
FGR	495	55	1993	272	40,620
FOP	35	30	1993	10	1,493
FSP	264	40	1997	106	15,829
FUS	597	100	1993	597	89,154

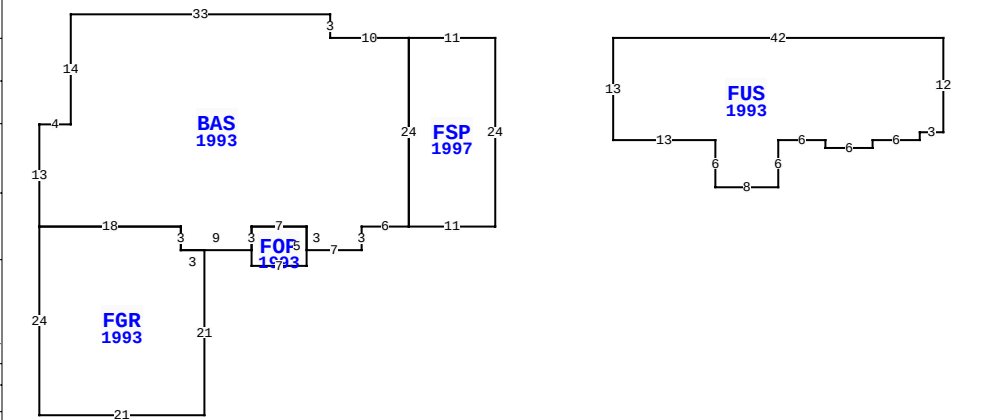
TOTALS	2,622			2,216	330,931
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	932.00	SF	6.50
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50
3	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	756.00	SF	7.25
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
6	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50

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		RG-1	0.00	0.00	1.00

REVIEW DATE	01/31/2024	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,216	133.8876	176.73	391,634	1988	1993	0	0	0 15.50	84.50
1 SNGL FAM - 100% - 2018 Heated Area: 1828 HX Base Yr 2018											



1526 OAK RIDGE PL, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	0	0	932.00	SF	6.50	6.50	100	1988	1988	3	52	3,150	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	1988	1988	3	52	365	
3	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	100	1988	1988	3	20	11,016	
4	0845	KOOL DECK	0	100	0	0	756.00	SF	7.25	7.25	100	1988	1988	3	52	2,850	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
6	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	1988	1988	3	52	169	

TOTAL OB/XF													18,790		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000.00				

Total Acres: 0.00	Total Land Value: 200,000	Market: 0	Agricultural: 0	Common: 200,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		330,931	
TOTAL MARKET OB/XF VALUE		18,790	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		549,721	
SOH/AGL Deduction		242,819	
ASSESSED VALUE		306,902	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		256,180	
TOTAL JUST VALUE		549,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,385	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215609	REPAIR/RRF	0	05/01/2021
B9704030	ADDITION	6,207	06/01/1997
4539	NEW CONSTR	63,640	12/09/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2033/1031	3/10/2016	WD	Q	I	02	287,500	
GRANTOR: SOUTHEAST PROPERTY AC							
GRANTEE: ROTH JEFFREY ALAN &							
2008/1815	10/15/2015	SW	U	I	12	137,000	
GRANTOR: DOVER MTG CAPITAL 200							
GRANTEE: SOUTHEAST PROPERTY							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=1997] W11 BAS=[YR=1993] W10 N3 W33 S14 W4 S13 FGR=[YR=1993] S24 E21 N21 W3 N3 W18\$ E18 S3 E9 FOP=[YR=1993] S2 E7 N5 W7 S3\$ N3 E7 S3 E7 N3 E6 N24\$ S24 E11 N24\$ PTR=E15 FUS=[YR=1993] E42 S12 W3 S1 W6 S1 W6 N1 W6 S6 W8 N6 W13 N13\$ W15\$.									