



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
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NEIGHBORHOOD/LOC	2008.00
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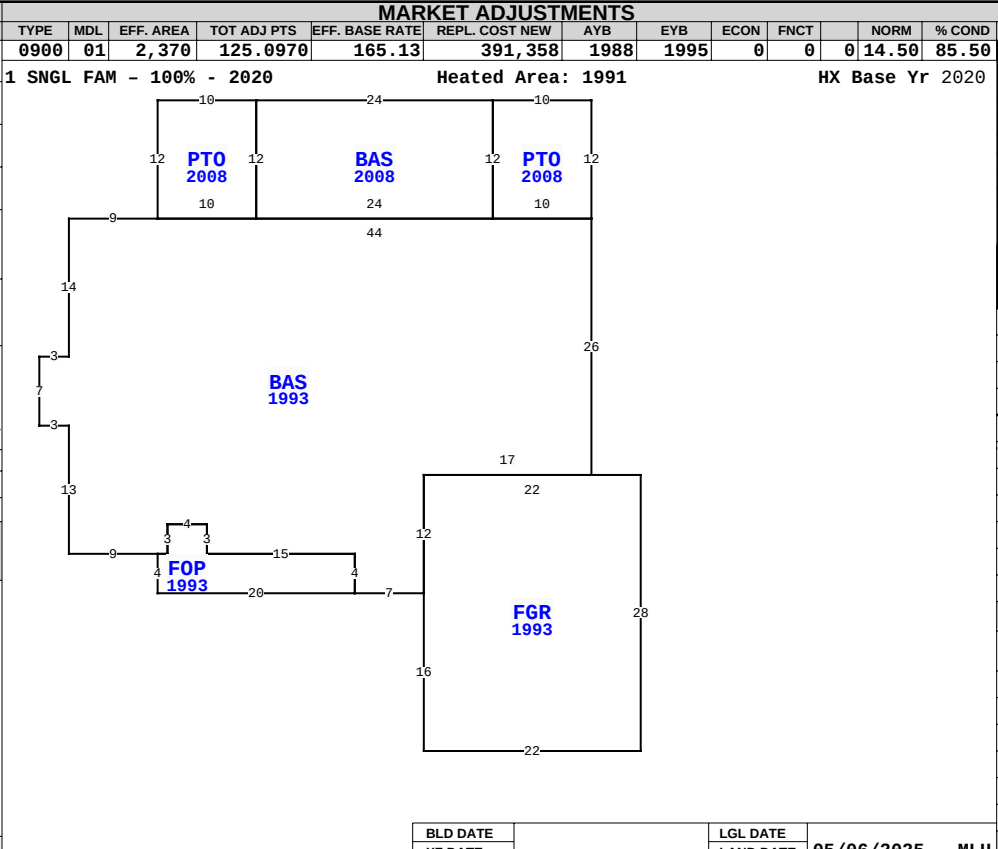
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1993	1,703	240,440
BAS	288	100	2008	288	40,661
FGR	616	55	1993	339	47,862
FOP	92	30	1993	28	3,954
PTO	120	5	2008	6	847
PTO	120	5	2008	6	847

TOTALS	2,939			2,370	334,611
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EXTRA FEATURES					
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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	37	3	111.00	SF	6.50	6.50	100	1988	1988	3	52	375	
2	0811	CONCRETE B	0	100	41	16	656.00	SF	5.20	5.20	100	1988	1988	3	52	1,774	
3	0855	CONC PAVER	0	100	2	19	38.00	SF	10.00	10.00	100	2005	2005	3	84	319	
4	0462	ST/AL FNC	0	100	0	0	192.00	SF	10.00	10.00	100	2009	2009	3	52	998	
5	0911	SCRN RM A	0	100	14	16	224.00	SF	17.50	17.50	100	2021	2021	3	90	3,528	
6	0811	CONCRETE B	0	100	14	16	224.00	SF	5.20	5.20	100	2021	2021	3	99	1,153	

LAND DESCRIPTION			TOTAL OB/XF														
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
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



1538 OAK RIDGE PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

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NASSAU COUNTY PROPERTY															PAGE 1 of 1		
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VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			334,611
TOTAL MARKET OB/XF VALUE			8,147
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			542,758
SOH/AGL Deduction			239,838
ASSESSED VALUE			302,920
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			252,198
TOTAL JUST VALUE			542,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007568	ADDITION	0	01/01/2021
R07309	ADDITION	1,000	03/01/2005
4744	NEW CONSTR	61,559	03/17/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2254/0795	2/07/2019	WD	Q	I	01	315,000	
GRANTOR: HAMBY DIANE L							
GRANTEE: NISHIKAWA TY T & TA							
1634/0839	6/23/2009	FJ	U	I	11	0	
GRANTOR: CLERK OF COURT							
GRANTEE: HAMBY DIANE L							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
PTO=[YR=2008] W10 BAS=[YR=2008] W24 PTO=[YR=2008] W10 S12 BAS=[YR=1993] W9 S14 W3 S7 E3 S13 E9 FOP=[YR=1993] S4 E20 N4 W15 N3 W4S3 W1\$E1 N3 E4 S3 E15 S4 E7 FGR=[YR=1993] S16 E22 N28 W22 S12\$ N12 E17 N26 W44\$ E10 N12\$ S12 E24 N12\$ S12 E10 N12\$.																	