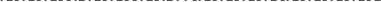
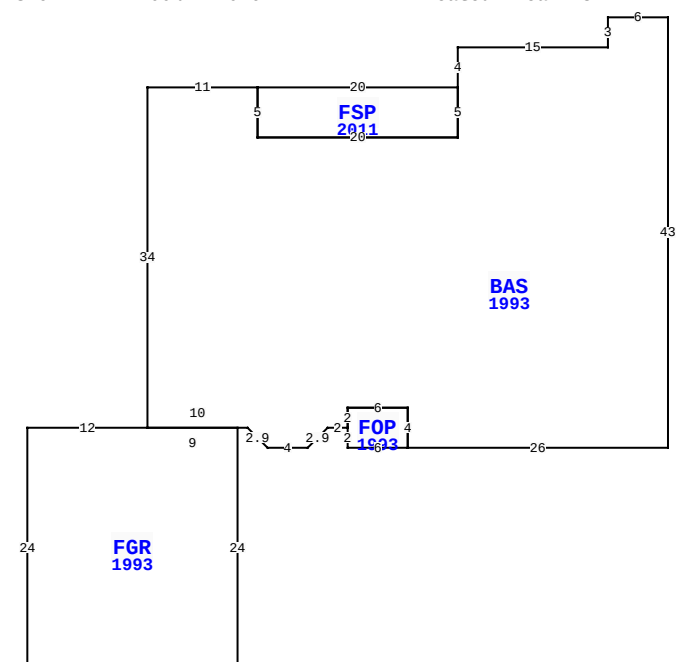


CLIFTON ROBERT L & SHEILA A
2100 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1															
Exterior Wall	16	WD FR STUC 100	0900	01	2,146	125.0970	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	STANDARD													
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2016										Heated Area: 1822					HX Base Yr											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 80																											
Interior Floor	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units		0 100																											
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	1,822	100	1993	1,822	248,215																								
FGR	504	55	1993	277	37,736																								
FOP	24	30	1993	7	954																								
FSP	100	40	2011	40	5,449																								
TOTALS			2,450		2,146	292,354																							
EXTRA FEATURES			2100 NORTH RIDGE LN, FERNANDINA BEACH										BLD DATE		LGL DATE		05/06/2025		MLU										
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	1989	1989	3	64	2,240														
2	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	1989	1989	3	54.5	113														
3	0810	CONCRETE A	0 100	0	0	1,265.00	SF	5.85	5.85	100	1989	1989	3	54.5	4,033														
4	0810	CONCRETE A	0 100	68	3	204.00	SF	6.50	6.50	100	1989	1989	3	54.5	723														
5	0810	CONCRETE A	0 100	8	8	64.00	SF	6.50	6.50	100	1989	1989	3	54.5	227														
LAND DESCRIPTION										TOTAL OB/XF										7,336									
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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	210,000.00	210,000.00	210,000												
REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 07/30/2025 BY SYS																													