LOT 2
IN OR 705/384
OAK RIDGE #3 PB 5/220

GIFFIN JOHN L JR & KATHLEEN W
2108 N RIDGE LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-043C-0002-0000

BUILDING CHARACTERISTICS

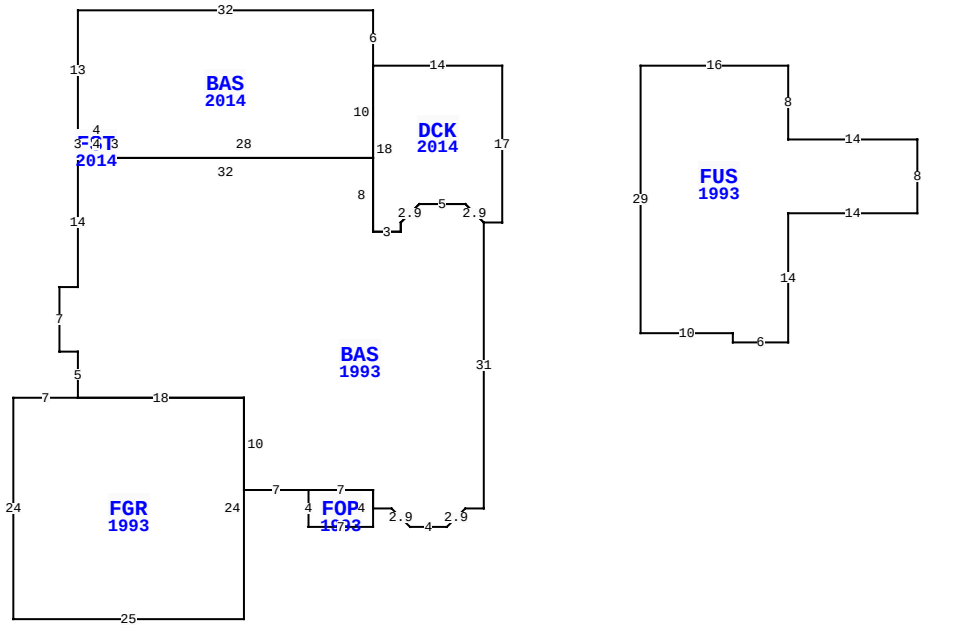
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,381	100	1993	1,381	207,910
BAS	500	100	2014	500	75,275
DCK	227	10	2014	23	3,463
FGR	600	55	1993	330	49,681
FOP	28	30	1993	8	1,205
FST	12	55	2014	7	1,054
FUS	582	100	1993	582	87,621
TOTALS	3,330			2,831	426,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,831	129.6096	171.08	484,327	1990	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 2463 HX Base Yr 2009



2108 NORTH RIDGE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		426,208
TOTAL MARKET OB/XF VALUE		9,360
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		645,568
SOH/AGL Deduction		405,415
ASSESSED VALUE		240,153
TOTAL EXEMPTION VALUE	HX HB DV	60,722
BASE TAXABLE VALUE		179,431
TOTAL JUST VALUE		645,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1753576	WINDOWS	10,000	08/25/2017
B1327486	ADDITION	60,000	07/01/2013
B1327001	INSTALL SOLAR ELE	0	03/01/2013
17705	H/AC	0	10/01/2012
25613	REMODEL	1,200	03/01/2012
24553	REMODEL	6,500	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0384	5/23/1994	WD	Q	I		132,900
GRANTOR: WAGNSTROM WILLIAM K &						
GRANTEE: GIFFIN JOHN L JR &						
0599/0338	6/07/1990	WD	Q	I		122,100
GRANTOR: WALTER JONES CONST						
GRANTEE: WAGNSTROM WM & B M						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2014] W14 BAS=[YR=2014] N6 W32 S13 FST=[YR=2014] S3 BAS=[YR=1993] S14 W2 S7 E2S5 FGR=[YR=1993] W7 S24 E25 N24 W18 $ E18 S10 E7 FOP=[YR=1993] S4 E7 N4 W7 $ E7 S2 E2 D2 R2 E4 U2 R2 E2 N31 U2 L2 W5 D2 L2 S1 W3 N8 W32$ E4 N3 W4$ E4 S3 E28 N10$ S18 E3 N1 U2 R2 E5 D2 R2 E2 N17$ PTR= E15 FUS=[YR=1993] E16 S8 E14 S8 W14 S14 W6 N1 W10 N29 $ W15$.

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	0810	CONCRETE A	0	100	0	0	2,225.00	SF	6.50	6.50	100	1990	1990	3	57	8,244	
2	1242	WD DECK A	0	100	0	0	156.00	SF	10.00	10.00	100	1990	1990	3	20	312	
3	1242	WD DECK A	0	100	0	0	402.00	SF	10.00	10.00	100	1993	1993	3	20	804	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	0006	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