LOT 3
IN OR 655 PG 620
OAK RIDGE #3 PB 5/220

RACQUER DONALD J & KATHY A
2112 NORTH RIDGE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-043C-0003-0000

BUILDING CHARACTERISTICS

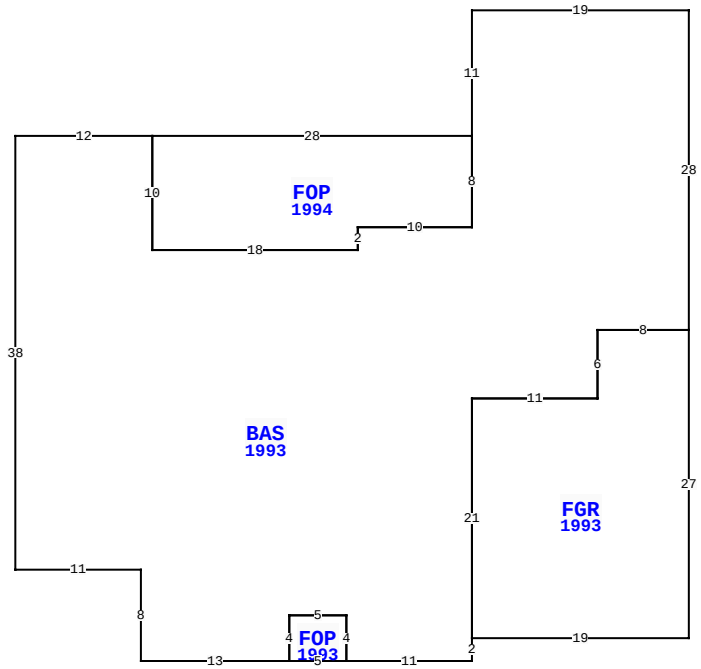
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,070	100	1993	2,070	283,887
FGR	447	55	1993	246	33,737
FOP	20	30	1993	6	823
FOP	260	30	1994	78	10,697
TOTALS	2,797			2,400	329,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,400	126.3367	166.76	400,224	1992	1992	0	0	0	17.76	82.24

1 SNGL FAM – 100% - 1993 Heated Area: 2070 HX Base Yr 1993



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

2112 NORTH RIDGE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		329,144
TOTAL MARKET OB/XF VALUE		25,274
TOTAL LAND VALUE - MARKET		210,000
TOTAL MARKET VALUE		564,418
SOH/AGL Deduction		375,262
ASSESSED VALUE		189,156
TOTAL EXEMPTION VALUE	VP HX HB VX	162,469
BASE TAXABLE VALUE		26,687
TOTAL JUST VALUE		564,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7800	NEW CONSTR	80,451	01/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0655/0620	4/22/1992	WD	Q	I		139,200
GRANTOR: SEAWARD HOMES INC						
GRANTEE: RACQUER DONALD & K						
0655/0619	4/22/1992	WD	Q	V		27,000
GRANTOR: BOATRIGHT J C ETAL						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 S11 FOP=[YR=1994] W28 S10 E18 N2 E10 N8 $ S8 W10 S2 W18 N10 W12 S38 E11 S8 E13 FOP=[YR=1993] E5 N4 W5 S4 $ N4 E5 S4 E11 N2 FGR=[YR=1993] E19 N27 W8 S6 W11 S21 $ N21 E11 N6 E8 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	2,209.00	SF	4.00	4.00	100	1992	1992	3	62	5,478	
3	0810	CONCRETE A	0	100	0	0	56.00	SF	6.50	6.50	100	1992	1992	3	62	226	
4	0810	CONCRETE A	0	100	0	0	880.00	SF	6.50	6.50	100	1995	1995	3	68	3,890	
5	0858	SCULP CONC	0	100	0	0	143.00	SF	13.00	13.00	100	1995	1995	3	90	1,673	
6	1242	WD DECK A	0	100	0	0	118.00	SF	5.00	5.00	100	2004	2004	3	21	124	
7	0478	VF 6 SLAT	0	100	0	0	28.00	LF	7.50	7.50	100	2004	2004	3	61	128	
8	0476	VF 6 SBPL	0	100	0	0	63.00	LF	32.00	32.00	100	2004	2004	3	61	1,230	
9	0866	POOL FIBER	0	100	0	0	140.00	SF	72.00	72.00	100	2004	2004	3	21	2,117	
10	0911	SCRN RM A	0	100	0	0	908.00	SF	17.50	17.50	100	2004	2004	3	21	3,337	

TOTAL OB/XF 20,653

LAND DESCRIPTION

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		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

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0845	KOOL DECK	0	100	0	0	768.00	SF	7.25	7.25	100	2004	2004	3	83	4,621	

LAND DESCRIPTION

TOTAL OB/XF 4,621

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

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