LOT 24
OAK RIDGE #3 PB 5/220

PAZIENZA MICHELLE L/E/
1309 RIDGE CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-043C-0024-0000

BUILDING CHARACTERISTICS

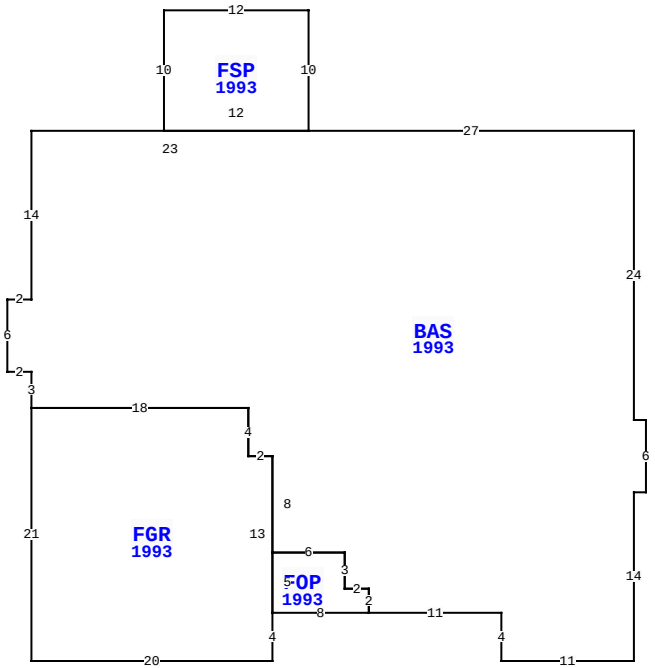
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,696	100	1993	1,696	269,856
FGR	412	55	1993	227	36,119
FOP	34	30	1993	10	1,591
FSP	120	40	1993	48	7,637
TOTALS	2,262			1,981	315,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,981	128.0272	169.00	334,789	1992	2012	0	0	0	5.85	94.15

1 SNGL FAM – 100% - 2023 Heated Area: 1696 HX Base Yr 2023



1309 RIDGE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		315,204
TOTAL MARKET OB/XF VALUE		3,071
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		518,275
SOH/AGL Deduction		104,572
ASSESSED VALUE		413,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,981
TOTAL JUST VALUE		518,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7946	ADDITION	1,462	03/20/1992
7737	NEW CONSTR	67,997	12/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/984	4/29/2024	LE	U	I	11	100
GRANTOR: PAZIENZA MICHELLE						
GRANTEE: BERNARD LAUREN ANN						
2502/1949	10/05/2021	WD	Q	I	01	478,000
GRANTOR: FLEXON JOHN D JR & IV						
GRANTEE: PAZIENZA MICHELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 FSP=[YR=1993] N10 W12 S10 E12$ W23 S14 W2 S6 E2 S3 FGR=[YR=1993] S21 E20 N4 FOP=[YR=1993] E8 N2 W2 N3 W6 S5$ N13 W2 N4 W18$ E18 S4 E2 S8 E6 S3 E2 S2 E11 S4 E11 N14 E1 N6 W1N24$.

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	45	16	720.00	SF	6.50	6.50	100	1992	1992	3	62	2,902	
2	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1992	1992	3	62	169	

LAND DESCRIPTION

TOTAL OB/XF 3,071

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	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS