

BLK 27 LOT 4
IN OR 2027/490
ASKINS OCEAN CITY BEACH R/P OF

RIDDELL SHIRLEY G 1994 TRUST/RIDDELL SHIRLEY GAIL
113 LONG POINT RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1041-0027-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	112	15	2015	17	4,477
BAS	1,050	100	2015	1,050	276,555
FGR	998	55	2015	549	144,599
FUS	1,050	100	2015	1,050	276,555
STP	28	10	2015	3	790
STR	52	10	2015	5	1,317
UOP	300	20	2015	60	15,804
TOTALS	3,590			2,734	720,096

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0416	DUNEWALKS	0	0	0	0	224.00	SF	15.00
2	0855	CONC PAVER	0	0	0	0	1,264.00	SF	10.00
3	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,734	173.6448	274.36	750,100	2015	2015	0	0	4.00	96.00
2 SFR CUST - 0% - 0											
Heated Area: 2100											
HX Base Yr											

900 S FLETCHER AVE, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/07/2025 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					720,096				
TOTAL MARKET OB/XF VALUE					16,366				
TOTAL LAND VALUE - MARKET					950,000				
TOTAL MARKET VALUE					1,686,462				
SOH/AGL Deduction					52,577				
ASSESSED VALUE					1,633,885				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,633,885				
TOTAL JUST VALUE					1,686,462				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,528,735				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150322	CO ISSUED	0	01/28/2016
20150322	NEW CONSTR	630,000	02/12/2015
20142652	DEMOLITION	8,980	12/17/2014
20122025	METER CAN CHANGE	965	09/28/2012
20120371	REPIPE EXIST.FIXT	2,000	03/06/2012
20020740	METER CAN & RISER	1,000	04/29/2002

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BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2015] W30 S35 E22 STP=[YR=2015] S4 E7 N4									
STR=[YR=2015] E1 N4 W3 N6 W4 S10 E6\$ W7\$ E1 N10 E4 S6 E3 N31\$									
PTR=E15 UOP=[YR=2015] E30 S10 BAS=[YR=2015] S35 W30 N35 E30\$									
W30 N10\$ W15\$ PTR=E60 FUS=[YR=2015] E1 BAL=[YR=2015] N4 E28									
S4 W28\$ E29 S35 W30 N35\$ W60\$.									