LOT 19
AMELIA BLUFF OR 2364/1680

LANE ANDREW & LAURA
732 GREENRIDGE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1190-0019-0000

BUILDING CHARACTERISTICS

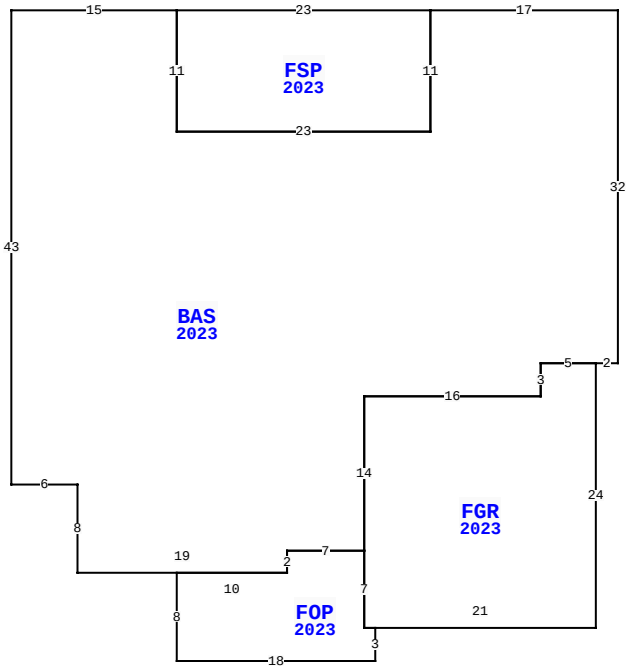
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1054.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100	2023	2,101	627,441
FGR	456	55	2023	251	74,958
FOP	153	30	2023	46	13,737
FSP	253	40	2023	101	30,162
TOTALS	2,963			2,499	746,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,499	189.9648	300.14	750,050	2022	2022	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2023 Heated Area: 2101 HX Base Yr 2023



732 GREENRIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		746,300
TOTAL MARKET OB/XF VALUE		25,243
TOTAL LAND VALUE - MARKET		145,000
TOTAL MARKET VALUE		916,543
SOH/AGL Deduction		351,073
ASSESSED VALUE		565,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		514,748
TOTAL JUST VALUE		916,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		589,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211390	NEW CONSTR	314,146	08/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1902	6/28/2021	SW	Q	V	01	170,000

GRANTOR: AMELIA BLUFF LLC

GRANTEE: LANE ANDREW & LAURA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W17 S11 W23 N11 W15 S43 E6 S8 E19 N2 E7 N14 E16 N3 E5 E2 N32 $
FSP=[YR=2023;ORIG=60,10] E23 S11 W23 N11 $
FGR=[YR=2023;ORIG=98,42] W5 S3 W16 S14 S7 E21 N24 $
FOP=[YR=2023;ORIG=77,59] W7 S2 W10 S8 E18 N3 W1 N7 $
.

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	0855	CONC PAVER	1	100	0	0	857.00	SF	10.00	10.00	100	2023	2022		99	8,484	
2	0855	CONC PAVER	1	100	0	0	700.00	SF	10.00	10.00	100	2023	2022		99	6,930	
3	0462	ST/AL FNC	1	100	0	0	912.00	SF	10.00	10.00	100	2024	2023		98	8,938	
4	0463	FENCE GATE	1	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

LAND DESCRIPTION

TOTAL OB/XF 25,243

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							

REVIEW DATE 04/18/2023 BY TW Total Acres: 0.00 Total Land Value: 145,000 Market: 0 Agricultural: 0 Common: 145,000 PRINTED 07/30/2025 BY SYS