LOT 21
AMELIA BLUFF OR 2364/1680

OCHSENBEIN DAVID L/MONSLER ZOE A
724 GREENRIDGE DR
FERNANDINA BEACH, FL 32034-0094

2025

00-00-31-1190-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

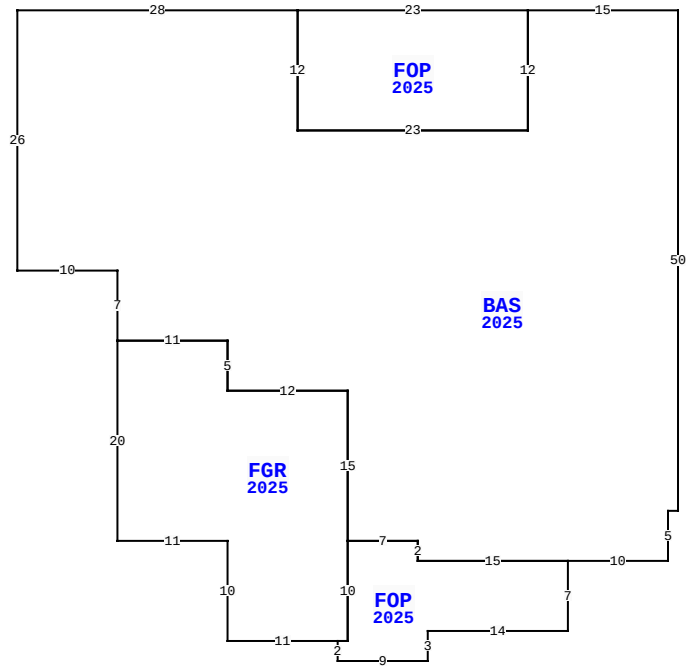
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,599	100	2025	2,599	796,386
FGR	520	55	2025	286	87,636
FOP	194	30	2025	58	17,772
FOP	276	30	2025	83	25,433
TOTALS	3,589			3,026	927,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,026	193.9360	306.42	927,227	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2599 HX Base Yr 2025



724 GREENRIDGE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		927,227
TOTAL MARKET OB/XF VALUE		92,070
TOTAL LAND VALUE - MARKET		159,500
TOTAL MARKET VALUE		1,178,797
SOH/AGL Deduction		0
ASSESSED VALUE		1,178,797
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,128,075
TOTAL JUST VALUE		1,178,797
NCON VALUE		1,019,297
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1084	CO		04/04/2024
2022-2652	pool screen enclo	28,692	03/14/2024
2022-2252	POOL ENCLOSURE	28,692	01/11/2024
20211549	SWIM POOL	0	06/07/2022
20211084	NEW CONSTR	0	11/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2452/1119	3/04/2021	SW	U	V	11	100
GRANTOR: AMELIA BLUFF LLC						
GRANTEE: OCHSENBEIN DAVID L						
2439/1764	3/04/2021	SW	U	V	11	100
GRANTOR: AMELIA BLUFF LLC						
GRANTEE: OCHSENBEIN DAVID L						

BUILDING NOTES

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	0	100	0	0	1,382.00	SF	10.00	10.00	100	2025	2024		100	13,820	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	
3	0912	SCRN RM G	0	100	0	0	1,300.00	SF	20.00	20.00	100	2025	2024		100	26,000	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2025	2024		100	38,250	
5	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2025	2024		100	8,500	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-10] W15 S12 W23 N12 W28 S26 E10 S7 E11 S5 E12 S15 E7 S2 E15 E10 N5 E1 N50 $
FOP=[YR=2025;ORIG=-58,-10] E23 S12 W23 N12 $
FGR=[YR=2025;ORIG=-76,23] E11 S5 E12 S15 S10 W1 W11 N10 W11 N20 $
FOP=[YR=2025;ORIG=-53,43] E7 S2 E15 S7 W14 S3 W9 N2 E1 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 92,070

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	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 05/13/2024 BY DJ Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 07/30/2025 BY SYS