LOT 3
IN OR 2110/1030
FOREST HILLS #1 PB 2/76

AVERA DEBORAH/WATSON ANTHONY F
124 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-128A-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 02 | DIST FB 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |

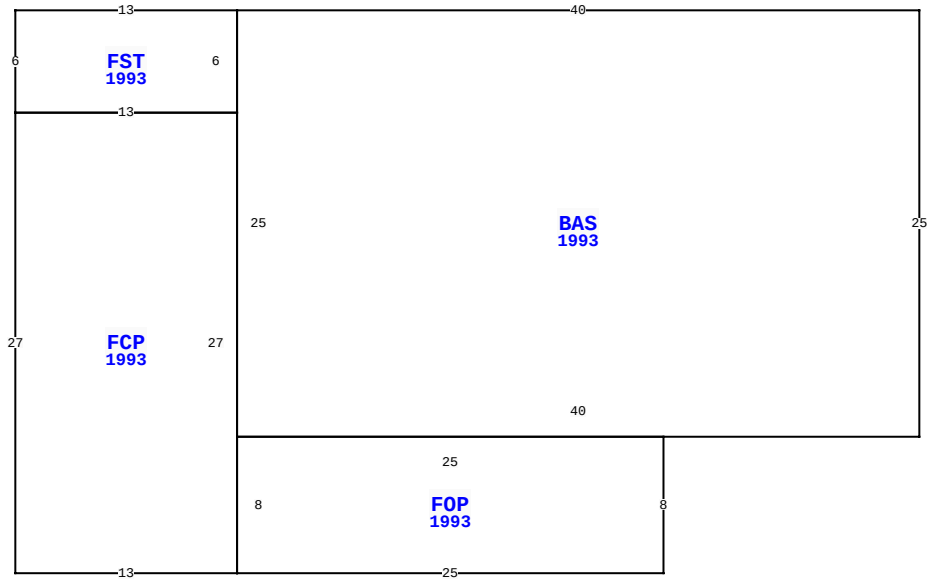
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,000 | 100 | 1993 | 1,000 | 90,863 |
| FCP | 351 | 25 | 1993 | 88 | 7,996 |
| FOP | 200 | 30 | 1993 | 60 | 5,452 |
| FST | 78 | 55 | 1993 | 43 | 3,907 |
| TOTALS | 1,629 | | | 1,191 | 108,218 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,191 | 124.4652 | 124.47 | 148,244 | 1952 | 1985 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 1000 HX Base Yr




401 STANLEY DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 108,218 |
| TOTAL MARKET OB/XF VALUE | 5,492 |
| TOTAL LAND VALUE - MARKET | 300,000 |
| TOTAL MARKET VALUE | 413,710 |
| SOH/AGL Deduction | 137,433 |
| ASSESSED VALUE | 276,277 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 276,277 |
| TOTAL JUST VALUE | 413,710 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 383,959 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20041616 | REPAIR/RRF | 0 | 09/09/2004 |
| 7268 | REPAIR/RRF | 2,200 | 08/13/1992 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2110/1030 | 3/31/2017 | QD | U | I | 11 | 100 |
| GRANTOR: WATSON ANTHONY F | | | | | | |
| GRANTEE: AVERA DEBORAH S & W | | | | | | |
| 1857/1314 | 5/17/2013 | WD | Q | I | 01 | 135,000 |
| GRANTOR: JACKSON LATRELL D TRU | | | | | | |
| GRANTEE: WATSON ANTHONY F | | | | | | |

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 192.00 | SF | 6.50 | 6.50 | 100 | 1980 | 1980 | 3 | 30 | 374 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 11 | 88.00 | SF | 30.00 | 30.00 | 100 | 1980 | 1980 | 3 | 20 | 528 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 728.00 | SF | 6.50 | 6.50 | 100 | 2024 | 2018 | | 97 | 4,590 | |

### BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W13 S6 FCP=[YR=1993] S27 E13
FOP=[YR=1993] E25N8 W25S8$ N27W13$ E13N6$ S25E40 N25$.

### LAND DESCRIPTION

TOTAL OB/XF 5,492

| 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 | 0 | 0006 | R-1 | 100.00 | 200.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS