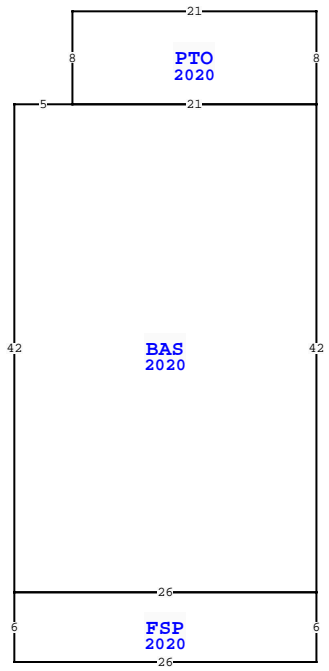


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,162	150.0589	198.08	230,169	2020	2020	0	0	1.50	98.50		
1 SNGL FAM - 100% - 2021 Heated Area: 1092 HX Base Yr 2021													



Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1022.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2020	1,092	213,058
FSP	156	40	2020	62	12,097
PTO	168	5	2020	8	1,561
TOTALS	1,416			1,162	226,716

1329 ISLAND RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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 PAVR	0	100	0	272.00	SF	10.00	10.00	100	2020	2020	3	98	2,666	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			226,716
TOTAL MARKET OB/XF VALUE			2,666
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			379,382
SOH/AGL Deduction			189,492
ASSESSED VALUE			189,890
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			139,168
TOTAL JUST VALUE			379,382
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190552	NEW CONSTR	136,161	11/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2365/1033	5/22/2020	WD Q	Q	I	01	268,400
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: NEWMAN DALE & DANIE						
2250/0461	1/15/2019	WD Q	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2020] W21 S8 BAS=[YR=2020] W5 S42 FSP=[YR=2020] S6 E26 N6 W26 \$ E26 N42 W21 \$ E21 N8 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							