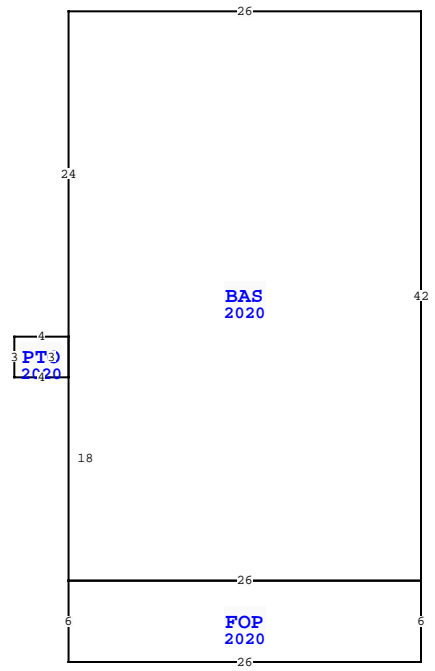


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
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
BAS	1,092	100	2020
FOP	156	30	2020
PTO	12	5	2020
TOTALS	1,260		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,140	140.1850	185.04	210,946	2020	2020		0	0	1.50	98.50	
1 SNGL FAM - 0% - 2023 Heated Area: 1092 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			207,782
TOTAL MARKET OB/XF VALUE			3,371
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			361,153
SOH/AGL Deduction			7,551
ASSESSED VALUE			353,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			353,602
TOTAL JUST VALUE			361,153
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190588	NEW CONSTR	136,161	11/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/1217	8/28/2024	QC	U	I	11	100
GRANTOR: GEIGER ALTA F						
GRANTEE: ROSEPIILER RONALD CO						
2734/1049	8/28/2024	QC	U	I	11	100
GRANTOR: GEIGER ALTA F						
GRANTEE: ROSEPIILER RONALD CO						

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	0	0	344.00	SF	10.00	10.00	100	2020	2020	3	98	3,371	

BUILDING NOTES			
1310 ISLAND RIDGE DR, FERNANDINA BEACH			

BUILDING DIMENSIONS													
BAS=[YR=2020] W26 S24 PTO=[YR=2020] W4 S3 E4 N3\$ S18													
FOP=[YR=2020] S6 E26 N6 W26\$ E26 N42\$.													

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	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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							