

LOT 1  
IN OR 2177/263  
OCEAN RIDGE PB 5/103 & 104

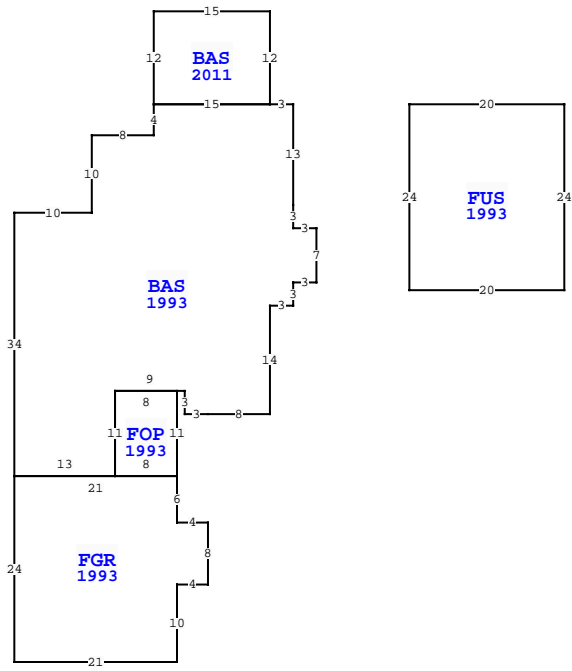
COIRO MARGARET M  
104 OCEAN RIDGE DRIVE  
FERNANDINA BEACH, FL 32034

**2025**

00-00-31-155R-0001-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	12	HARDWOOD 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1075.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,324	100	1993
BAS	180	100	2011
FGR	536	55	1993
FOP	88	30	1993
FUS	480	100	1993
TOTALS	2,608		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,305	112.3080	148.25	341,716	1986	1995		0	0	14.30	85.70
1 SNGL FAM - 100% - 2014 Heated Area: 1984 HX Base Yr 2014												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			292,851
TOTAL MARKET OB/XF VALUE			7,953
TOTAL LAND VALUE - MARKET			330,000
TOTAL MARKET VALUE			630,804
SOH/AGL Deduction			300,276
ASSESSED VALUE			330,528
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			279,806
TOTAL JUST VALUE			630,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			573,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090649	H/AC	3,400	05/27/2009
20051027	REPAIR/RRF	6,000	01/10/2005
B0040781	REPAIR/RRF	4,000	04/22/2004
B969742	ADDITION	1,500	04/09/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0263	2/08/2018	WD	U	I	11	100
GRANTOR: QUATTLEBAUM PATRICIA						
GRANTEE: COIRO MARGARET M						
1868/0154	7/16/2013	WD	Q	I	02	379,000
GRANTOR: MOORE F WILSON & LIND						
GRANTEE: COIRO MARGARET N &						

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	0810	CONCRETE A	0	100	17	6	SF	6.50	6.50	100	1986	1986	3	47	312		
2	0810	CONCRETE A	0	100	49	3	SF	6.50	6.50	100	1986	1986	3	47	266		
3	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030		
4	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2003	2003	3	82	2,392		
5	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2003	2003	3	82	96		
6	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2004	2004	3	83	2,233		
7	1242	WD DECK A	0	100	0	0	SF	10.00	10.00	100	2006	2006	3	24	624		
TOTALS															2,608	2,305	292,851

104 OCEAN RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025
INC DATE		AG DATE	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS1993=W3 BAS2011=N12 W15 S12 E15\$ W15 S4 W8 S10W10 S34 FGR1993= S24 E21 N10 E4 N8 W4 N6 FOP1993=N11 W8 S11 E8\$ W21\$ E13 N11 E9 /S3E3/ E8 N14 E3 / N3E3/ N7 /W3N3/ N13\$ PTR=E15 FUS1993=E20 S24 W20 N24\$ W15\$.									

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	000134	C	RES POND	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	300,000.00	330,000.00	330,000							