LOT 2
IN OR 1825/1251
OCEAN RIDGE PB 5/103 & 104

NICHOLLS LEON MAURICE & LISA M
106 OCEAN RIDGE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0002-0000

BUILDING CHARACTERISTICS

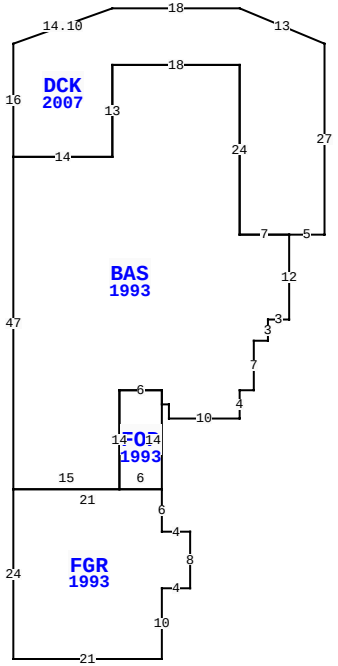
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100	1993	1,652	195,234
DCK	757	10	2007	76	8,981
FGR	536	55	1993	295	34,864
FOP	84	30	1993	25	2,955
TOTALS	3,029			2,048	242,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,048	104.4680	137.90	282,419	1991	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 2014 Heated Area: 1652 HX Base Yr 2014



106 OCEAN RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	242,033
TOTAL MARKET OB/XF VALUE	13,241
TOTAL LAND VALUE - MARKET	330,000
TOTAL MARKET VALUE	585,274
SOH/AGL Deduction	309,310
ASSESSED VALUE	275,964
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	225,242
TOTAL JUST VALUE	585,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	529,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051868	H/AC	2,000	05/31/2005
6611	NEW CONSTR	58,000	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/1251	11/19/2012	WD	Q	I	02	250,000
GRANTOR: RICHARDSON GORDON GEO						
GRANTEE: NICHOLLS LEON MAURI						
1739/1449	5/23/2011	WD	U	I	11	100
GRANTOR: NEVIL KATHLEEN						
GRANTEE: RICHARDSON GORDON						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] E5 N27 L12 U5 W18 D5 L14 S16 BAS=[YR=1993] S47 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N14 W6 S14 E6 $ W21 $ E15 N14 E6 S2 E1 S2 E10 N4 E2 N7 E2 N3 E3 N12 W7 N24 W18 S13 W14 $ E14 N13 E18 S24 E7 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	834.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,580	
3	0825	BRICK	0	100	0	0	1,040.00	SF	8.75	8.75	100	1996	1996	3	91	8,281	

LAND DESCRIPTION

TOTAL OB/XF 13,241

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	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							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS