

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	1,334	100	1993
FEP	195	80	2013
FGR	494	55	1993
FOP	84	30	2007
FUS	501	100	1993
UEP	128	60	2015
TOTALS	2,736		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0900	01	2,365	112.3080	148.25	350,611	1988	1995	0	0	14.30	85.70												
1 SNGL FAM - 0% - 0 Heated Area: 1835 HX Base Yr																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/30/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/30/2025	INC DATE		AG DATE	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			300,474
TOTAL MARKET OB/XF VALUE			11,962
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			687,436
SOH/AGL Deduction			1,163
ASSESSED VALUE			686,273
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			686,273
TOTAL JUST VALUE			687,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			623,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152095	REAR	0	09/10/2015
20141721	DECK	1,400	08/06/2014
20101934	XFOB	2,800	11/08/2010
20101908	REMODEL	4,000	11/03/2010
20101606	REMODEL	9,200	09/16/2010
20101066	REPAIR/RRF	6,000	06/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/1646	2/03/2021	WD Q		I	01	525,000
GRANTOR: WHIFFEN DEBORAH A & M						
GRANTEE: HUGHES ALBERT J III						
2243/0106	12/11/2018	QC U		I	11	100
GRANTOR: LOUD DEBORAH A N/K/A						
GRANTEE: WHIFFEN DEBORAH A &						

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	0812	CONCRETE C	0	0	0	0	1,033.00	SF	4.00	4.00	100	1988	1988	3	52	2,149									
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170									
3	1242	WD DECK A	0	0	0	0	1,070.00	SF	10.00	10.00	100	2014	2014	3	60	6,420									
4	1076	TRELLIS A	0	0	15	5	75.00	SF	7.50	7.50	100	2010	2010	3	56	315									
5	0858	SCULP CONC	0	0	0	0	72.00	SF	13.00	13.00	100	2010	2010	3	97	908									
TOTALS															2,736		2,365	300,474							

BUILDING NOTES	
108 OCEAN RIDGE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=1993] 1334\$ UEP 2015=128\$ FEP=[YR=2013] 195\$ FGR=[YR=1993] 494\$ FOP=[YR=2007] 84\$ FUS=[YR=1993] 501\$.	

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							