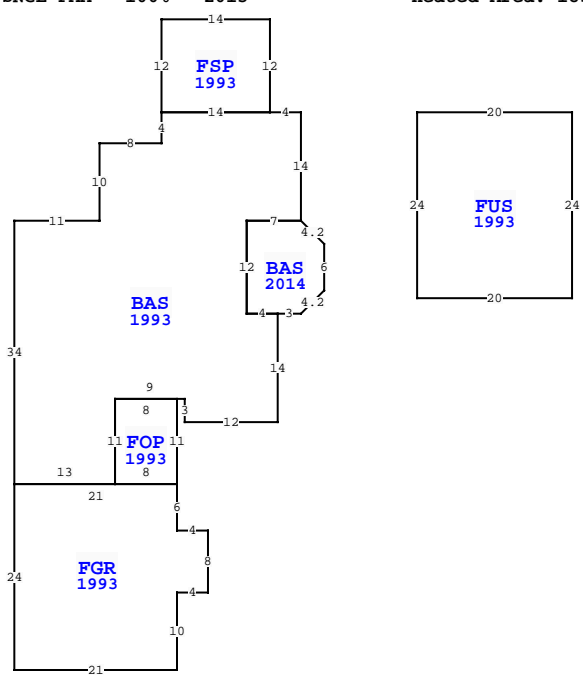


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE 80		
Exterior Wall	16		WD FR STUC 20		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	11		CLAY TILE 50		
Interior Floor	14		CARPET 50		
Air Condition	03		CENTRAL 100		
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,245	100	1993	1,245	154,720
BAS	111	100	2014	111	13,794
FGR	536	55	1993	295	36,661
FOP	88	30	1993	26	3,231
FSP	168	40	1993	67	8,327
FUS	480	100	1993	480	59,651
TOTALS	2,628			2,224	276,384

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,224	109.8580	145.01	322,502	1986	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2013										Heated Area: 1836	HX Base Yr 2013



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE		276,384
TOTAL MARKET OB/XF VALUE		5,908
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		657,292
SOH/AGL Deduction		364,534
ASSESSED VALUE		292,758
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		242,036
TOTAL JUST VALUE		657,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141575	REMODEL	9,689	07/18/2014
20062718	REMODEL	200	12/11/2006
20052750	REPAIR/RRF	8,000	09/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2637/546	4/21/2023	QC	U	I	11	100
GRANTOR: USHER PETER S & ANN C						
GRANTEE: USHER ZACHARY J						
1522/1747	9/04/2007	WD	Q	I		363,900
GRANTOR: WRIGHT KATHRYN HICKEY						
GRANTEE: USHER PETER S & ANN						

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	0811	CONCRETE B	0 100	40	17	783.00	SF	5.20	5.20	100	1986	1986	3	47	1,914	
2	0811	CONCRETE B	0 100	47	3	141.00	SF	5.20	5.20	100	1986	1986	3	47	345	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
4	0855	CONC PAVER	0 100	0	0	246.00	SF	7.00	7.00	100	2014	2014	3	94	1,619	
TOTAL OB/XF 5,908																

BUILDING NOTES									
116 OCEAN RIDGE DR, FERNANDINA BEACH									
BLD DATE 04/08/2008 DJ LGL DATE 04/30/2025 MLU									
XF DATE INC DATE AG DATE									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 FSP=[YR=1993] N12 W14 S12 E14 \$W14 S4 W8 S10 W11 S34 FGR=[YR=1993] S24E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N11 W8 S11 E8 \$ W21 \$ E13 N11 E9 S3E12 N14 BAS=[YR=2014] E3 U3 R3 N6 U3 L3 W7 S12 E4 \$ W4 N12 E7 N14 \$ PTR= E15 FUS=[YR=1993] E20 S24W20 N24 \$ W15 \$.									

LAND DESCRIPTION																								
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	1.25	300,000.00	375,000.00	375,000							