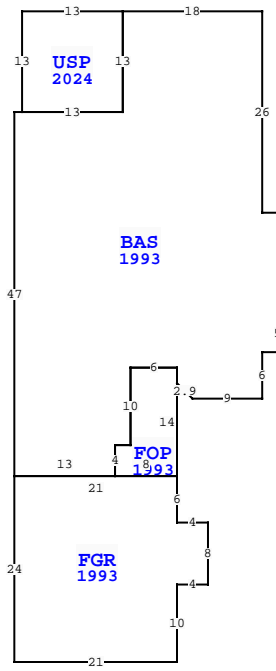


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,629	100	1993
FGR	536	55	1993
FOP	92	30	1993
USP	169	30	2024
TOTALS	2,426		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,003	107.0160	141.26	282,944	1991	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 1995										Heated Area: 1629	HX Base Yr 1995



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			242,483
TOTAL MARKET OB/XF VALUE			6,134
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			623,617
SOH/AGL Deduction			393,891
ASSESSED VALUE			229,726
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			174,004
TOTAL JUST VALUE			623,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			562,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0517	162.5 SF USP	12,600	09/06/2023
20121475	REPL FACIA	5,000	07/24/2012
20042009	REPAIR/RRF	4,000	11/01/2004
6978	XFOB	800	04/01/1992
6289B	NEW CONSTR	56,500	12/06/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/1574	4/20/1994	WD	Q	I		139,000
GRANTOR: WORTHINGTON WALTER &						
GRANTEE: FLYNN WILLIAM F JR						
0650/0634	3/02/1992	WD	U	V	07	100
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: WORTHINGTON WALTER						

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	0	0	835.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,583									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380									
3	1242	WD DECK A	0	100	12	15	180.00	SF	10.00	10.00	100	1992	1992	3	20	360									
4	0820	WOOD WALK	0	100	21	3	63.00	SF	11.75	11.75	100	1992	1992	3	40	296									
5	0830	FLAGSTONE	0	100	0	0	65.00	SF	12.00	12.00	100	1994	1994	3	66	515									
TOTALS															2,426		2,003	242,483							

120 OCEAN RIDGE DR, FERNANDINA BEACH

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

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W7 N26 W18 S13 W13 W1 S47 E13 N4 E2 N10 E6 S2 D2R2 E9 N6 E2 N5 E3 N2 U2R2 N9 \$	
FGR=[YR=1993;ORIG=-39,34] S24 E21 N10 E4 N8 W4 N6 W21 \$	
FOP=[YR=1993;ORIG=-18,34] N14 W6 S10 W2 S4 E8 \$	
USP=[YR=2024;ORIG=-38,-26] E13 S13 W13 N13 \$	

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	1.25	300,000.00	375,000.00	375,000							