LOT 11
OCEAN RIDGE PB 5/103 & 104

AVERA DEBORAH S
124 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0011-0000

BUILDING CHARACTERISTICS

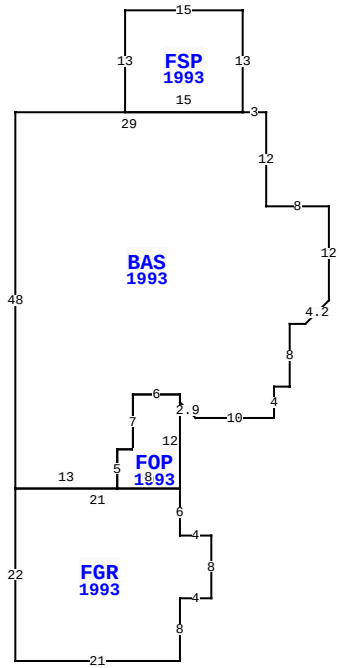
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,497	100	1993	1,497	180,226
FGR	494	55	1993	272	32,747
FOP	82	30	1993	25	3,010
FSP	195	40	1993	78	9,390
TOTALS	2,268			1,872	225,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,872	106.4280	140.48	262,979	1989	1995	0	0	0	14.30	85.70

1 SNGL FAM – 100% - 2020 Heated Area: 1497 HX Base Yr 2020



124 OCEAN RIDGE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,373
TOTAL MARKET OB/XF VALUE		4,457
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		604,830
SOH/AGL Deduction		284,619
ASSESSED VALUE		320,211
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,489
TOTAL JUST VALUE		604,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052583	REPAIR/RRF	7,000	08/31/2005
M041784	H/AC	5,000	10/05/2004
5323	NEW CONSTR	68,565	04/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1255	3/29/2019	WD	Q	I	01	360,000
GRANTOR: SHULER WESLEY T & MEC						
GRANTEE: AVERA DEBORAH S						
0709/1698	7/26/1994	WD	Q	I		131,500
GRANTOR: BARD DOROTHY J						
GRANTEE: SHULER WESLEY T & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N12 W3 FSP=[YR=1993] N13 W15 S13 E15 $ W29 S48 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W6 S7 W2 S5 E8 $ W21 $ E13 N5 E2 N7 E6 S1 D2 R2 E10 N4 E2 N8 E2 U3 R3 N12 $.

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	1989	1989	3	64	2,240	
2	0812	CONCRETE C	0	100	0	0	1,017.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,217	

LAND DESCRIPTION

TOTAL OB/XF 4,457

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	1.25	300,000.00	375,000.00	375,000							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS