

LOT 17
IN OR 1046/1899
OCEAN RIDGE PB 5/103 & 104

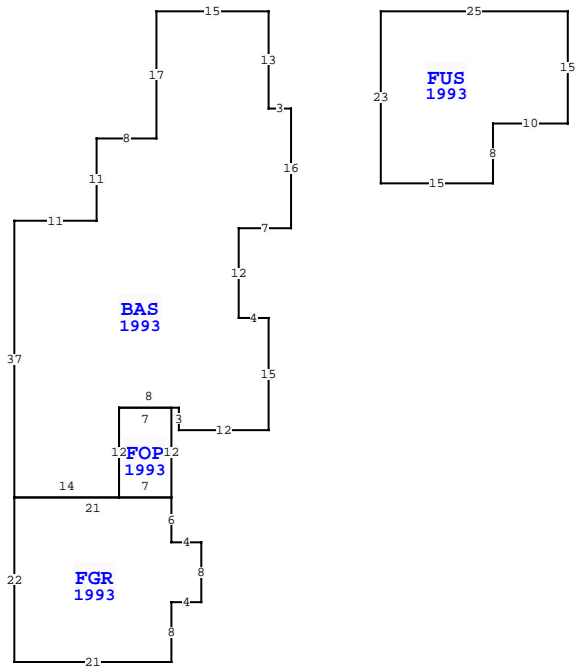
RAMSAY THERESA M
136 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0017-0000

ELEMENT		CD	BUILDING CHARACTERISTICS		
			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	14	CARPET	80		
Interior Floor	11	CLAY TILE	100		
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		
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	1,562	100	1993	1,562	185,629
FGR	494	55	1993	272	32,324
FOP	84	30	1993	25	2,971
FUS	495	100	1993	495	58,826
TOTALS	2,635			2,354	279,750

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,354	105.0560	138.67	326,429	1990	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2004 Heated Area: 2057 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			279,750
TOTAL MARKET OB/XF VALUE			7,498
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			587,248
SOH/AGL Deduction			334,295
ASSESSED VALUE			252,953
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			197,231
TOTAL JUST VALUE			587,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			534,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111993	REPAIR/RRF	5,000	11/08/2011
20110937	H/AC	3,000	06/09/2011
20052104	H/AC	3,000	06/30/2005
5911	NEW CONSTR	70,618	04/11/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1046/1899	3/28/2002	WD	Q	I		217,000
GRANTOR: LEA PER & BARBARA M						
GRANTEE: RAMSAY ROBERT W & T						
0777/0270	11/18/1996	WD	Q	I		148,000
GRANTOR: ARBEENY HENRY & ROBER						
GRANTEE: LEA PER & BARBARA M						

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	697.00	SF	5.20	5.20	100	1990	1990	3	57	2,066	
2	1242	WD DECK A	0	100	0	646.00	SF	10.00	10.00	100	1990	1990	3	20	1,292	
3	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	1990	1990	3	57	267	
4	0858	SCULP CONC	0	100	0	331.00	SF	13.00	13.00	100	1995	1995	3	90	3,873	
TOTAL OB/XF 7,498																

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	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							