

LOT 26
IN OR 2214/1645
OCEAN RIDGE PB 5/103 & 104

WILCOX ROBERT E JR
151 IBIS CT
FERNANDINA BEACH, FL 32034

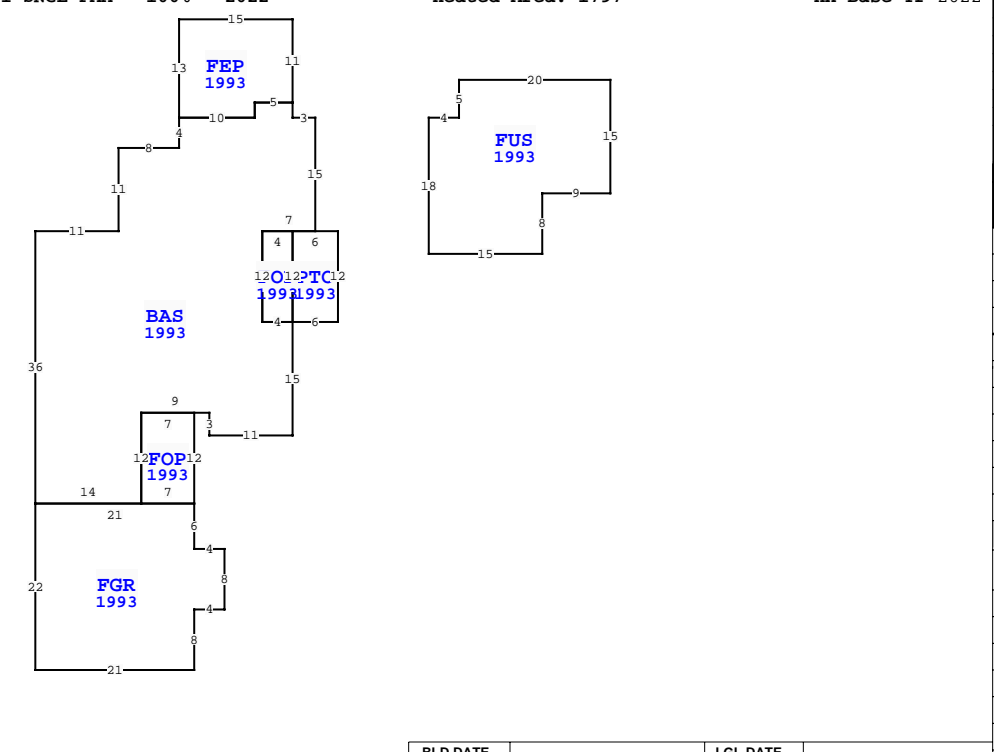
2025

00-00-31-155R-0026-0000

BUILDING CHARACTERISTICS	
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	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,260	107.0160	141.26	319,248	1988	1995	0	0	14.30	85.70

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		273,596	
TOTAL MARKET OB/XF VALUE		6,320	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		579,916	
SOH/AGL Deduction		87,322	
ASSESSED VALUE		492,594	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		441,872	
TOTAL JUST VALUE		579,916	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		527,072	



Quality		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	1,337	100	1993	1,337	161,857
FEP	185	80	1993	148	17,916
FGR	494	55	1993	272	32,929
FOP	48	30	1993	14	1,695
FOP	84	30	1993	25	3,027
FUS	460	100	1993	460	55,688
PTO	72	5	1993	4	484
TOTALS	2,680			2,260	273,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131097	REPIPE	1,800	05/16/2013
20120225	H. SHUTT	7,000	02/09/2012
20052568	REPAIR/RRF	8,000	08/30/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2214/1645	7/30/2018	LE	U	I	11	100

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			636.00	100	1988	1988	3	52	1,720	
2	0810	CONCRETE A	0	100	0	0			149.00	100	1988	1988	3	52	504	
3	0858	SCULP CONC	0	100	0	0			354.00	100	1994	1994	3	89	4,096	

TOTAL OB/XF												6,320												
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							

BUILDING NOTES											
GRANTOR: BURGESS FRANCES G											
GRANTEE: WILCOX ROBERT E JR											
2182/1045 3/09/2018 QC U I 11 100											
GRANTOR: WILCOX ROBERT E JR											
GRANTEE: BURGESS FRANCES G											

BUILDING DIMENSIONS											
BAS=[YR=1993] W3 N2 FEP=[YR=1993] N11 W15 S13 E10 N2 E5\$ W5 S2 W10 S4 W8 S11 W11 S36 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W7 S12 E7\$ W21\$ E14 N12 E9 S3 E11 N15 PTO=[YR=1993] E6 N12 W6 FOP=[YR=1993] W4 S12 E4 N12\$ S12\$ W4 N12 E7 N15 \$ PTR= E15 FUS=[YR=1993] E4 N5 E20 S15 W9 S8 W15 N18\$ W15\$.											