

LOT 30
IN OR 2099/147
OCEAN RIDGE PB 5/103 & 104

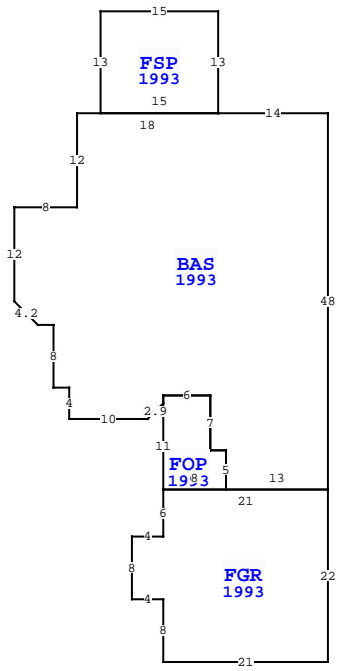
BOX JEANNINE Z
143 IBIS CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-155R-0030-0000

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 100	
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	
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
BAS	1,497	100	1993
FGR	494	55	1993
FOP	82	30	1993
FSP	195	40	1993
TOTALS	2,268		

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	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2018 Heated Area: 1497 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			225,373
TOTAL MARKET OB/XF VALUE			4,286
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			529,659
SOH/AGL Deduction			230,776
ASSESSED VALUE			298,883
TOTAL EXEMPTION VALUE	HX HB SX		100,722
BASE TAXABLE VALUE			198,161
TOTAL JUST VALUE			529,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			479,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150157	BATH REM	20,000	01/27/2015
20042138	REPAIR/RRF	5,000	11/12/2004
BP4363	N/A	48,200	06/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/0147	2/03/2017	WD Q	Q	I	01	330,000
GRANTOR: MCCRANIE DANIEL I & D						
GRANTEE: BOX JEANNINE Z						
0862/0017	1/08/1999	WD Q	Q	I		145,000
GRANTOR: SLEEPER VIRGINIA A						
GRANTEE: MCCRANIE DANIEL I &						

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	0810	CONCRETE A	0 100	43	3	129.00	SF	6.50	6.50	100	1987	1987	3	49.5	415	
2	0811	CONCRETE B	0 100	46	17	782.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,013	
3	0810	CONCRETE A	0 100	6	4	24.00	SF	6.50	6.50	100	1987	1987	3	49.5	77	
4	0810	CONCRETE A	0 100	17	3	51.00	SF	6.50	6.50	100	1987	1987	3	49.5	164	
5	0855	CONC PAVER	0 100	0	0	300.00	SF	7.00	7.00	100	2000	2000	3	77	1,617	

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

BUILDING DIMENSIONS														
BAS=[YR=1993] W14 FSP=[YR=1993] N13 W15 S13 E15 \$ W18 S12 W8 S12 R3 D3 E2 S8 E2 S4 E10 U2 R2 FOP=[YR=1993] S11														
FGR=[YR=1993] S6 W4 S8 E4 S8 E21 N22W21 \$ E8 N5 W2 N7 W6 S1 \$ N1 E6 S7 E2 S5 E13 N48 \$.														

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							