LOT 39
IN OR 1673/180
OCEAN RIDGE PB 5/103 & 104

THURSTON DANNY L & KAREN J/MAICHELE HEATHER K
1071 LAKE DR
COLON, MI 49040

**2025**

**00-00-31-155R-0039-0000**

## 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 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| 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 |

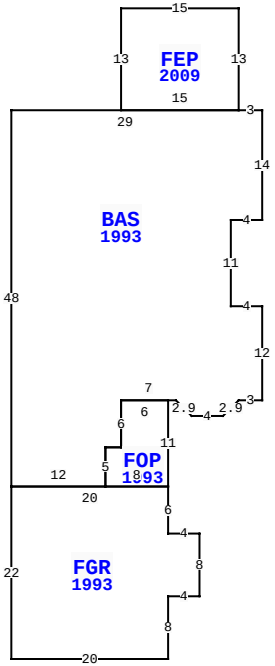
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1075.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 1993 | 1,296 | 159,215 |
| FEP | 195 | 80 | 2009 | 156 | 19,165 |
| FGR | 472 | 55 | 1993 | 260 | 31,941 |
| FOP | 76 | 30 | 1993 | 23 | 2,826 |
| TOTALS | 2,039 | | | 1,735 | 213,146 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,735 | 108.6000 | 143.35 | 248,712 | 1987 | 1995 | 0 | 0 | 0 | 14.30 | 85.70 |

1 SNGL FAM – 0% - 0 Heated Area: 1296 HX Base Yr




105 EIDER CT, FERNANDINA BEACH

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

## 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 | 0811 | CONCRETE B | 0 | 0 | 43 | 17 | 731.00 | SF | 5.20 | 5.20 | 100 | 1987 | 1987 | 3 | 49.5 | 1,882 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 44 | 3 | 132.00 | SF | 6.50 | 6.50 | 100 | 1987 | 1987 | 3 | 49.5 | 425 | |
| 3 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1987 | 1987 | 3 | 60 | 1,200 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 213,146 |
| TOTAL MARKET OB/XF VALUE | 3,507 |
| TOTAL LAND VALUE - MARKET | 300,000 |
| TOTAL MARKET VALUE | 516,653 |
| SOH/AGL Deduction | 90,430 |
| ASSESSED VALUE | 426,223 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 426,223 |
| TOTAL JUST VALUE | 516,653 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 466,686 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20122558 | H/AC | 3,800 | 12/21/2012 |
| 20042137 | REPAIR/RRF | 5,000 | 11/12/2004 |
| BP4258 | N/A | 45,800 | 04/13/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1673/0180 | 4/19/2010 | WD | Q | I | 02 | 230,000 |
| GRANTOR: VANTINE JEANNE COPE | | | | | | |
| GRANTEE: THURSTON DANNY L & | | | | | | |
| 0841/1619 | 7/21/1998 | WD | Q | I | | 128,900 |
| GRANTOR: SKINNER RAYMOND A P/R | | | | | | |
| GRANTEE: VANTINE JEANNE COPE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W3 FEP=[YR=2009] N13 W15 S13 E15$ W29 S48 FGR=[YR=1993] S22 E20 N8 E4 N8 W4 N6FOP=[YR=1993] N11 W6 S6 W2 S5E8 $ W20$E12 N5 E2 N6 E7 D2 R2 E4 U2 R2 E3 N12 W4 N11 E4 N14 $.

## LAND DESCRIPTION

TOTAL OB/XF 3,507

| 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 | 000100 | C | RES | 0 | | R-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS