LOT 21
IN OR 1893/1540
EX MINERAL RIGHTS PT 1826/1193

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

2025

00-00-31-163W-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

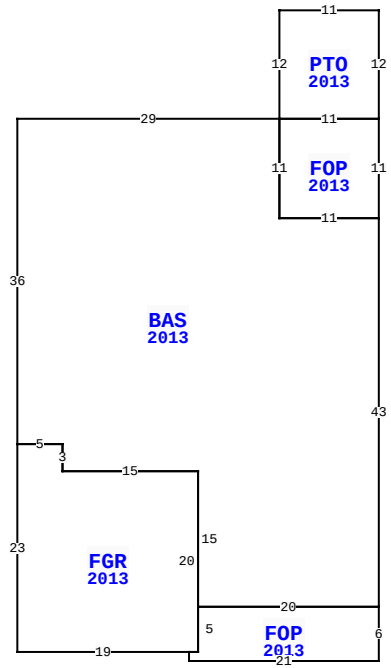
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2013	1,724	253,409
FGR	415	55	2013	228	33,513
FOP	121	30	2013	36	5,292
FOP	121	30	2013	36	5,292
PTO	132	5	2013	7	1,029
TOTALS	2,513			2,031	298,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	117.4040	154.97	314,744	2013	2013	0	0	0	5.15	94.85

1 SNGL FAM – 0% - 0 Heated Area: 1724 HX Base Yr



BLD DATE	12/02/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

1822 INDIGO ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,535
TOTAL MARKET OB/XF VALUE	3,453
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	501,988
SOH/AGL Deduction	82,543
ASSESSED VALUE	419,445
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,445
TOTAL JUST VALUE	501,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131783	NEW CONSTR	2,800	07/29/2013
20131515	NEW CONSTR	192,000	06/28/2013
20131517	ROOF	1,967	06/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1893/1540	12/12/2013	WD	Q	I	01	238,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: AVERA DEBORAH S						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W29 S36 FGR=[YR=2013] S23 E19 FOP=[YR=2013] S1 E21 N6 W20 S5 W1$ E1 N20 W15 N3 W5$ E5 S3 E15 S15 E20 N43 FOP=[YR=2013] N11 PTO=[YR=2013] N12 W11 S12 E11$ W11 S11 E11$ W11 N11$.

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	0	0	684.00	SF	5.20	5.20	100	2013	2013	3	93	3,308	
2	0810	CONCRETE A	0	0	8	3	24.00	SF	6.50	6.50	100	2013	2013	3	93	145	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS