LOT 67
IN OR 748 PG 1261
EGAN'S BLUFF #2 PB 5/102

MARKS SAMUEL L & MAUREEN J
1921 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0067-0000

BUILDING CHARACTERISTICS

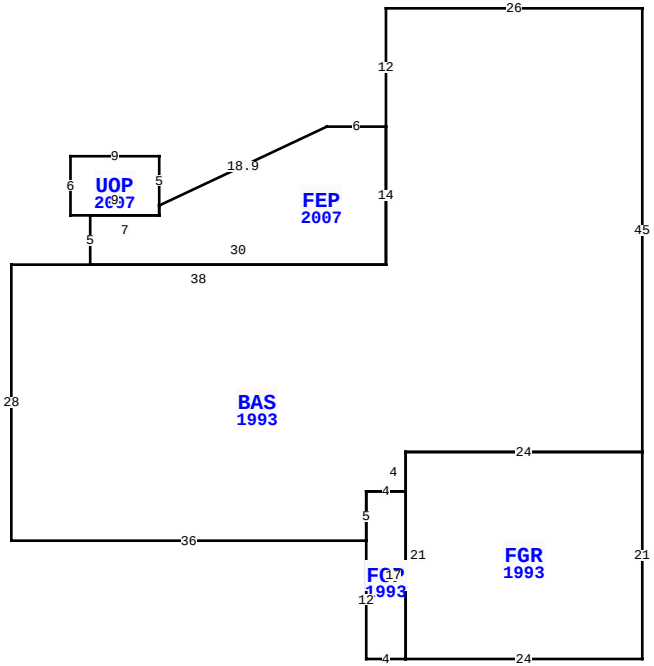
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	1993	2,232	284,470
FEP	289	80	2007	231	29,441
FGR	504	55	1993	277	35,304
FOP	68	30	1993	20	2,549
UOP	54	20	2007	11	1,402
TOTALS	3,147			2,771	353,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	120.8880	168.03	465,611	1987	1992	0	0	0	24.15	75.85

1 SNGL FAM 100% - 1996 Heated Area: 2232 HX Base Yr 1996



1921 RIDGEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		353,166
TOTAL MARKET OB/XF VALUE		1,671
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		629,837
SOH/AGL Deduction		352,921
ASSESSED VALUE		276,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,505
TOTAL JUST VALUE		629,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		623,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20841	REMODEL	11,000	12/01/2007
R991562	REPAIR/RRF	1,200	02/01/1999
BBP3805	N/A	65,600	01/05/1987
BP 3805	N/A	65,600	01/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0748/1261	1/11/1996	WD	U	I	07	100
GRANTOR: GRAFTON DONALD H						
GRANTEE: MARKS SAMUEL & MAUR						
0743/1146	11/06/1995	WD	Q	I		168,000
GRANTOR: GRAFTON DONALD H						
GRANTEE: MARKS SAMUEL L & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S12 FEP=[YR=2007] W6 D8 L17 UOP=[YR=2007] N5 W9 S6 E9N1$ S1 W7 S5 E30 N14$ S14 W38 S28 E36 FOP=[YR=1993] S12 E4 FGR=[YR=1993] E24 N21 W24 S21$ N17 W4 S5$ N5 E4 N4 E24 N45$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	58	1,160	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1996	1996	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 1,671

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS