LOT 69
OR 601 PG 951
EGANS BLUFF #2 PB 5/102

STEPHENS CALVIN K & KAY
P O BOX 15243
FERNANDINA BEACH, FL 32035

2026

00-00-30-021B-0069-0000

BUILDING CHARACTERISTICS

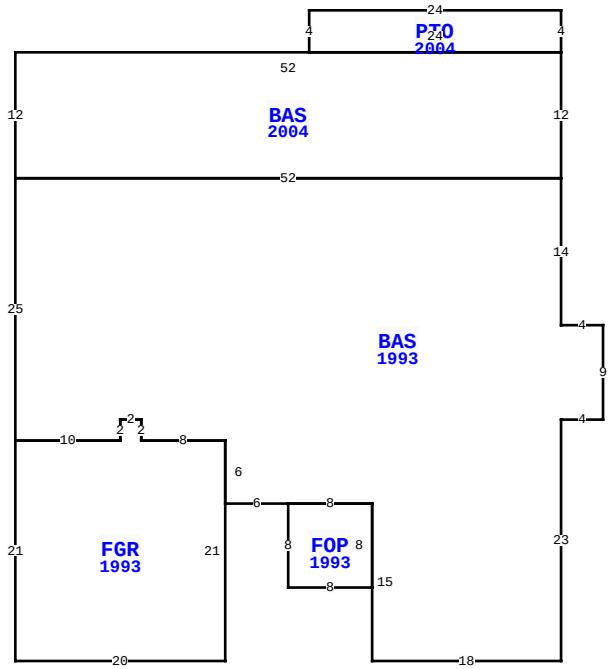
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,794	100	1993	1,794	256,247
BAS	624	100	2004	624	89,129
FGR	424	55	1993	233	33,281
FOP	64	30	1993	19	2,714
PTO	96	5	2004	5	714
TOTALS	3,002			2,675	382,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,675	125.1936	174.02	465,504	1989	1992	0	0	0	17.92	82.08

1 SNGL FAM 100% - 1991 Heated Area: 2418 HX Base Yr 1991



1907 RIDGEWOOD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		382,086
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		657,086
SOH/AGL Deduction		392,677
ASSESSED VALUE		264,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,998
TOTAL JUST VALUE		657,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035261	REPAIR/RRF	5,000	07/01/2003
5693	NEW CONSTR	64,935	05/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0601/0951	7/10/1990	WD	Q	I		120,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: STEPHENS CALVIN & K						
0503/0903	11/21/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N14 BAS=[YR=2004] N12 PTO=[YR=2004] N4 W24 S4 E24 $ W52 S12 E52 $ W52 S25 FGR=[YR=1993] S21 E20 N21 W8 N2 W2 S2 W10 $ E10 N2 E2 S2 E8 S6 E6 FOP=[YR=1993] S8 E8 N8 W8 $ E8 S15 E18 N23 E4 N9 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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