

DAVIS JOSEPH J & MARTHA F
1903 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0070-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		05		AVERAGE 80		0900		01		2,235		124.0827		172.47		385,470		1989		1994		0		0		0		15.10		84.90	
Exterior Wall		12		CEDAR 20		1		SNGL FAM		100%		2006		Heated Area: 1938		HX Base Yr 2006																	
Roof Structur		03		GABLE/HIP 100																													
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floo		14		CARPET 70																													
Interior Floo		11		CLAY TILE 30																													
Air Condition		03		CENTRAL 100																													
Heating Type		04		AIR DUCTED 100																													
Bedrooms				3 100																													
Bathrooms				2 100																													
Frame		02		WOOD FRAME 100																													
Stories				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		1,938		100		1993		1,938		283,776																							
FGR		526		55		1993		289		42,318																							
FOP		28		30		1993		8		1,172																							
TOTALS		2,492						2,235		327,264																							
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		0500		FP-PRE FAB		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		1989		1989		3		62		2,170					
2		0940		SHEDS/PORT		0 100		0 0		160.00		SF		30.00		30.00		100		2002		2002		3		20		960					
4		1242		WD DECK A		0 100		8 8		64.00		SF		10.00		10.00		100		2004		2004		3		20		128					