LOT 71
OR 600 PG 1173
EGANS BLUFF #2 PB 5/102

HUNTLEY EVELYN/FERIA BRENDA K
1891 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

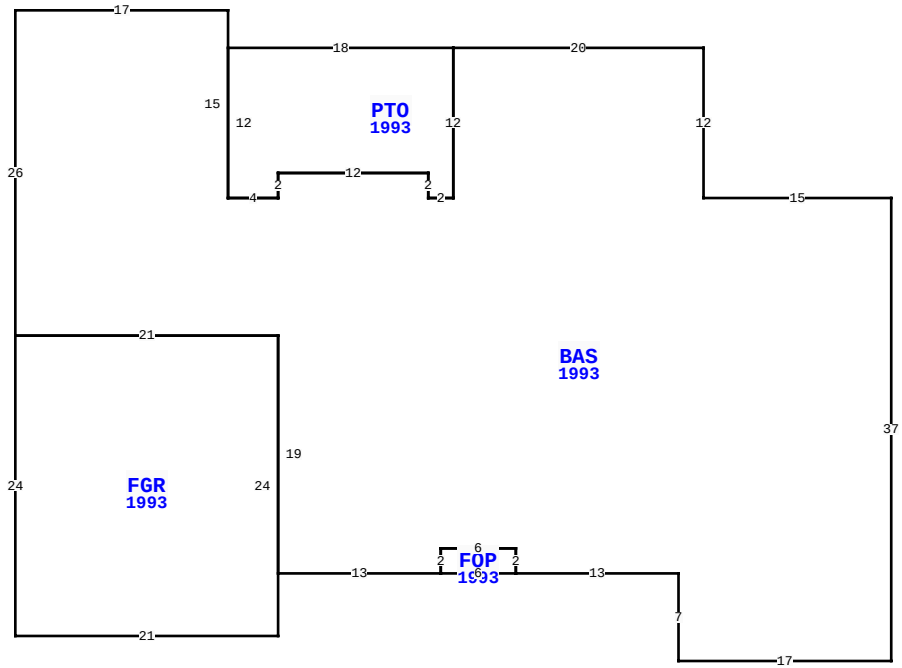
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,327	100	1993	2,327	344,487
FGR	504	55	1993	277	41,007
FOP	12	30	1993	4	592
PTO	192	5	1993	10	1,480
TOTALS	3,035			2,618	387,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,618	125.1936	174.02	455,584	1990	1995	0	0	0	14.93	85.07

1 SNGL FAM 100% - 1991 Heated Area: 2327 HX Base Yr 1991



1891 RIDGEWOOD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		387,565
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		665,765
SOH/AGL Deduction		421,663
ASSESSED VALUE		244,102
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		187,691
TOTAL JUST VALUE		665,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704547	XFOB	4,000	12/01/1997
6367	NEW CONSTR	76,373	03/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0600/1173	6/29/1990	WD	Q	I		148,900
GRANTOR: ALMAND AMOS F JR						
GRANTEE: HUNTLEY & FERIA						
0503/0903	11/20/1986	MS	U	V		645,000
GRANTOR: FDNA BEACH DEV						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N12 W20 PTO=[YR=1993] W18 S12 E4 N2 E12 S2 E2 N12 $ S12 W2 N2 W12 S2 W4 N15 W17 S26 FGR=[YR=1993] S24 E21 N24 W21 $ E21 S19 E13 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E13 S7 E17 N37 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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