LOT 74
IN OR 1574/663
EGANS BLUFF #2 PB 5/102

MCCLOUD JAMES C & LINDA L
1894 RIDGEWOOD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

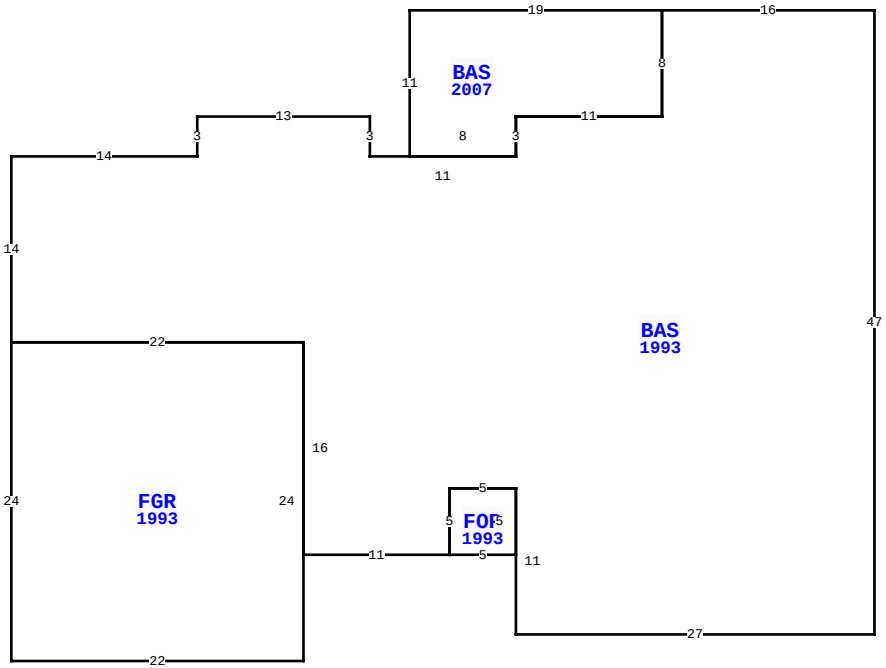
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,983	100	1993	1,983	281,675
BAS	176	100	2007	176	25,000
FGR	528	55	1993	290	41,193
FOP	25	30	1993	8	1,137
TOTALS	2,712			2,457	349,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,457	121.5504	168.96	415,135	1988	1997	0	0	0	15.93	84.07

1 SNGL FAM 100% - 2009 Heated Area: 2159 HX Base Yr 2009



1894 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		349,004
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		626,104
SOH/AGL Deduction		338,460
ASSESSED VALUE		287,644
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,233
TOTAL JUST VALUE		626,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4718	NEW CONSTR	63,761	03/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1574/0663	6/30/2008	WD	Q	I		360,000
GRANTOR: VALET EUGENE H & SUSA						
GRANTEE: MCCLOUD JAMES C & L						
1269/1958	10/29/2004	WD	Q	I		295,000
GRANTOR: WATSON WILLIAM J JR &						
GRANTEE: VALET EUGENE H & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2007] W19 S11 E8 N3 E11 N8$ S8 W11 S3 W11 N3 W13 S3 W14 S14 FGR=[YR=1993] S24 E22 N24 W22$ E22 S16 E11 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S11 E27 N47 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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