



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
BAS	1,654	100
BAS	192	100
FGR	510	55
FOP	92	30
TOTALS	2,448	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,154	124.6462	206.91	445,684	1987	2005	0	0	0 10.80	89.20
1 SFR CUST		100% - 2022			Heated Area: 1846				HX Base Yr 2022		

The diagram is a floor plan of a building with several rooms and corridors. The layout is as follows:

- Top Left:** A large rectangular area with a width of 21 and a height of 18. It is labeled **BAS 2008** in blue.
- Top Right:** A smaller rectangular area with a width of 12 and a height of 16. It is labeled **BAS 2008** in blue.
- Bottom Left:** A large rectangular area with a width of 18 and a height of 48. It is labeled **BAS 1993** in blue.
- Bottom Center:** A rectangular area with a width of 23 and a height of 4. It is labeled **FOP 1993** in blue.
- Bottom Right:** A large rectangular area with a width of 21 and a height of 30. It is labeled **FGR 1993** in blue.

Dimensions and connections between areas:

- The top left area (21x18) is connected to the top right area (12x16) by a horizontal line of length 21 and a vertical line of length 16.
- The top right area (12x16) is connected to the bottom right area (21x30) by a horizontal line of length 12 and a vertical line of length 16.
- The bottom left area (18x48) is connected to the bottom center area (23x4) by a horizontal line of length 18 and a vertical line of length 4.
- The bottom center area (23x4) is connected to the bottom right area (21x30) by a horizontal line of length 23 and a vertical line of length 4.

BLD DATE	LGL DATE
----------	----------

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			397,550
TOTAL MARKET OB/XF VALUE			2,750
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			675,300
SOH/AGL Deduction			191,884
ASSESSED VALUE			483,416
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			432,005
TOTAL JUST VALUE			675,300
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			662,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7896	ADDITION	2,100	03/06/1992
BP4140	N/A	55,408	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/0960	11/18/2021	WD	Q	I	02	639,000
GRANTOR: CAYLESS JUSTIN & BRIT						
GRANTEE: TOFIELD GEOFFREY &						
2470/0318	6/11/2021	WD	Q	I	01	587,000
GRANTOR: NADEAU FAMILY ENTERPR						
GRANTEE: CAYLESS JUSTIN & BR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
4	1242	WD DECK A	0 100	24	15	360.00	SF	10.00	10.00	100	1990

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1906 RIDGEWOOD DR, FERNANDINA BEACH					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FGR=[YR=1993] W9 BAS=[YR=1993] W2 N2 BAS=[YR=2008] E1 N16 W12 S16 E11\$W9 S2 W21 N18 W21 S48 E18 FOP=[YR=1993] E23 N4 W23 S4\$ N4 E23 N16 E12 N10\$ S10 W12 S20 E21 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00