LOT 76
EGANS BLUFF #2 PB 5/102

LACY FAMILY TRUST/LACY STEPHEN B TRUSTEE
1910 RIDGEWOOD DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-021B-0076-0000

BUILDING CHARACTERISTICS

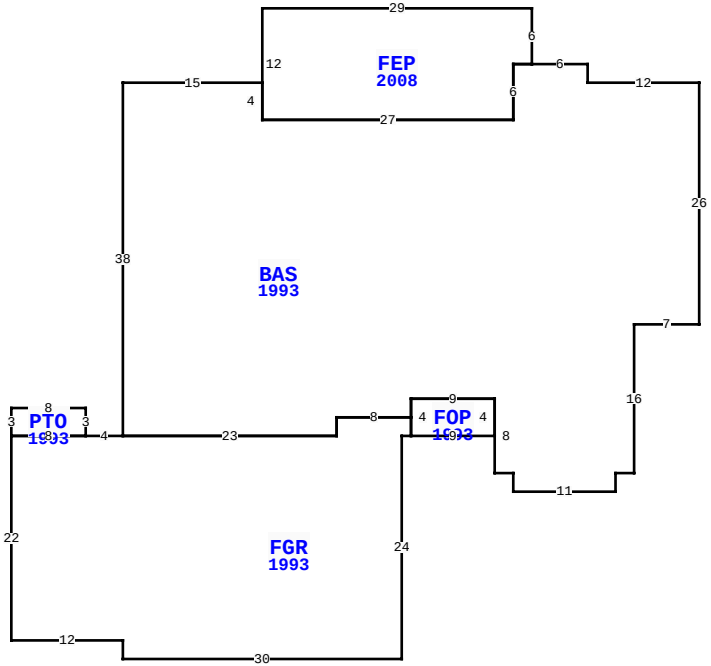
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,210	100	1993	2,210	297,434
FEP	336	80	2008	269	36,203
FGR	1,000	55	1993	550	74,022
FOP	36	30	1993	11	1,480
PTO	24	5	1993	1	134
TOTALS	3,606			3,041	409,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,041	115.9568	161.18	490,148	1992	1992	0	0	0	16.50	83.50

1 SNGL FAM 100% - 2022 Heated Area: 2210 HX Base Yr 2022



1910 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		409,274
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		686,654
SOH/AGL Deduction		99,873
ASSESSED VALUE		586,781
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		535,370
TOTAL JUST VALUE		686,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7565	NEW CONSTR	100,000	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1130	4/19/2022	WD	U	I	11	100
GRANTOR: LACY JEANNIE B & STEP						
GRANTEE: LACY FAMILY TRUST						
2434/1630	2/12/2021	WD	Q	I	01	552,500
GRANTOR: SEPERATE TRUST F/B/O						
GRANTEE: LACY JEANNIE B & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N2 W6 FEP=[YR=2008] N6 W29 S12E27 N6 E2 $ W2 S6 W27 N4 W15 S38 FGR=[YR=1993] W4 PTO=[YR=1993] N3 W8 S3 E8 $ W8 S22 E12 S2 E30 N24 E1FOP=[YR=1993] E9 N4 W9 S4 $ N2 W8 S2 W23 $ E23 N2 E8 N2 E9 S8 E2 S2 E11 N2 E2 N16 E7 N26 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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