PT OF LOT 4
IN OR 2298/1537
OAK RIDGE #3 PB 5/220

WALDFOGLE ROBERT W
2118 NORTH RIDGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-043C-0004-0000

BUILDING CHARACTERISTICS

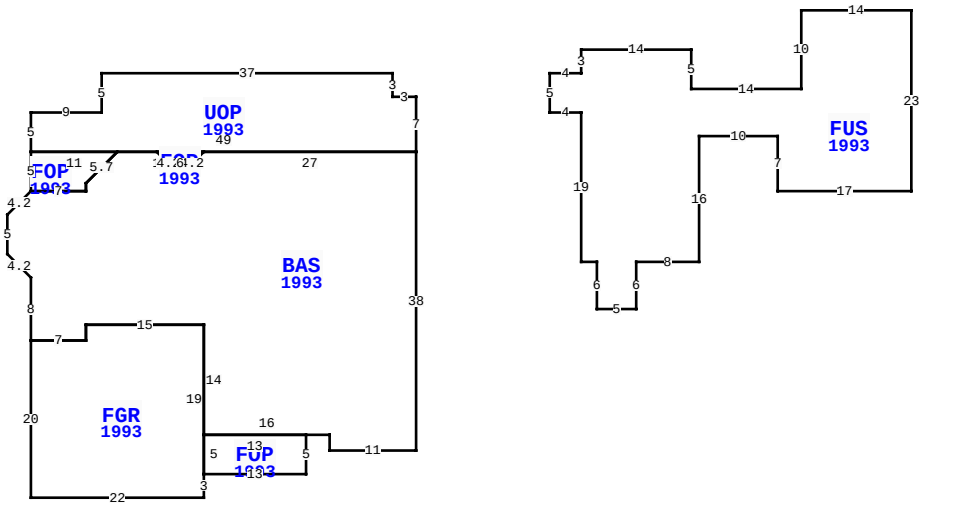
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100	1993	1,473	210,623
FGR	470	55	1993	258	36,891
FOP	9	30	1993	3	429
FOP	43	30	1993	13	1,859
FOP	65	30	1993	20	2,859
FUS	871	100	1993	871	124,543
UOP	436	20	1993	87	12,440
TOTALS	3,367			2,725	389,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,725	122.1024	169.72	462,487	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 2026 Heated Area: 2344 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

2118 NORTH RIDGE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	389,645
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	215,000
TOTAL MARKET VALUE	606,955
SOH/AGL Deduction	0
ASSESSED VALUE	606,955
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	555,544
TOTAL JUST VALUE	606,955
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	590,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20218295	REMODEL	28,770	08/01/2021
7134	NEW CONSTR	73,933	04/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1537	8/16/2019	WD	Q	I	01	382,500
GRANTOR: RICHARD MADELINE F						
GRANTEE: WALDFOGLE ROBERT W						
1459/0873	11/15/2006	WD	U	I	24	279,700
GRANTOR: THIRSK PATRICIA A						
GRANTEE: RICHARD MADELINE F						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W37 S5 W9 S5 FOP=[YR=1993] S5 BAS=[YR=1993] L3 D3 S5 R3 D3 S8 FGR=[YR=1993] S20 E22 N3 FOP=[YR=1993] E13 N5 W13 S5$ N19 W15 S2 W7$ E7 N2 E15 S14 E16 S2 E11 N38 W27 FOP=[YR=1993] D3 L3 U3 L3 E6$ W11 D4 L4 S1 W7$E7 N1 U4 R4 W11$ E49 N7 W3 N3$ PTR= E20 FUS=[YR=1993] E4 N3 E14 S5 E14 N10 E14 S23 W17 N7 W10 S16 W8 S6 W5 N6 W2 N19 W4 N5$ W20$.

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	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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		RG-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,000 Market: 0 Agricultural: 0 Common: 215,000 PRINTED 07/09/2026 BY SYS