

LOT 7
IN OR 1911/352
OAK RIDGE #3 PB5/220

WEST CAROLYN K LIVING TRUST/WEST CAROLYN K TRUSTEE
2132 NORTH RIDGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-043C-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,222	100	1993	1,222	176,530
FGR	572	55	1993	315	45,505
FOP	40	30	1993	12	1,733
FUS	1,135	100	1993	1,135	163,961
UOP	690	20	1993	138	19,935
TOTALS	3,659			2,822	407,665

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0504	FP-ELECTRI

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,822	126.7392	176.17	497,152	1989	1989	0	0	0 18.00	82.00
1 SNGL FAM 100% - 1994 Heated Area: 2357 HX Base Yr 1994											
2132 NORTH RIDGE LN, FERNANDINA BEACH											

TOTAL OB/XF		
L N	OB/XF CODE	VALUE
1	0504	1,240

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1	0504	1,240

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	407,665		
TOTAL MARKET OB/XF VALUE	1,240		
TOTAL LAND VALUE - MARKET	215,000		
TOTAL MARKET VALUE	623,905		
SOH/AGL Deduction	411,123		
ASSESSED VALUE	212,782		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	156,371		
TOTAL JUST VALUE	623,905		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	603,017		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5635	NEW CONSTR	1,800	01/13/1989
2877	H/AC	2,800	01/13/1989
5289	NEW CONSTR	81,462	11/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1911/0352	4/02/2014	SW	U	I	11	100	
GRANTOR: WEST CAROLYN K							
GRANTEE: WEST CAROLYN K & DA							
1905/1329	2/26/2014	SW	U	I	30	100	
GRANTOR: WEST CAROLYN K							
GRANTEE: WEST CAROLYN K TRUS							

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=1993;ORIG=-65,0] S32 E3 D2R2 E5 U2R2 E3 N6 E6 N3 E8 S3 E14 N26 W19 N2 W12 S2 W12 \$		
FUS=[YR=1993;ORIG=15,0] E53 S23 W25 N3 W28 N20 \$		
UOP=[YR=1993;ORIG=-13,0] N14 W51 S14 E11 N2 E12 S2 E28 \$		
FGR=[YR=1993;ORIG=0,0] W14 W8 S26 E22 N26 \$		
FOP=[YR=1993;ORIG=-44,26] S2 E8 N5 W8 S3 \$		
PTR=[ORIG=0,0] E15 W15 \$		