

LOT 8
OAK RIDGE #3 PB 5/220

SERVERANCE SUZANNE BYERS & ROBERT D JR
2136 NORTH RIDGE LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-043C-0008-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																	
Exterior Wall	20	FACE BRICK 80	0900	01	2,143	126.9002	176.39	378,004	1991	1991	0	0	0	23.16	76.84	VALUATION SUMMARY																
Exterior Wall	12	CEDAR 20	1 SNGL FAM 100% - 2010										Heated Area: 1791					HX Base Yr 2010					VALUATION BY					STANDARD				
Roof Structure	08	IRREGULAR 100											Tax Group: 8					Tax Dist:					BUILDING MARKET VALUE					290,458				
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					44,810														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					215,000														
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE					550,268														
Interior Floo	12	HARDWOOD 20											SOH/AGL Deduction					340,742														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					209,526														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB WX					56,411									
Bedrooms	3	100											BASE TAXABLE VALUE					153,115														
Bathrooms	2	100											TOTAL JUST VALUE					550,268														
Frame	02	WOOD FRAME 100											NCON VALUE					0														
Stories	1.	1. 100	INCOME VALUE																													
Units	0	100	PREVIOUS YEAR MKT VALUE					504,111																								
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	1,791	100	1993	1,791	242,748																											
FGR	494	55	1993	272	36,866																											
FOP	72	30	1993	22	2,982																											
UST	130	45	1993	58	7,862																											
TOTALS		2,487			2,143	290,458																										
EXTRA FEATURES										2136 NORTH RIDGE LN, FERNANDINA BEACH																						
L N	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																
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1991	1991	04	85	42,500																
TOTAL OB/XF 44,810																																
LAND DESCRIPTION																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE															
1	000100	C	RES	100	0006	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																																