LOT 22
AMELIA BLUFF OR 2364/1680

REZAC CAITLIN & KYLE
720 GREEN RIDGE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1190-0022-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

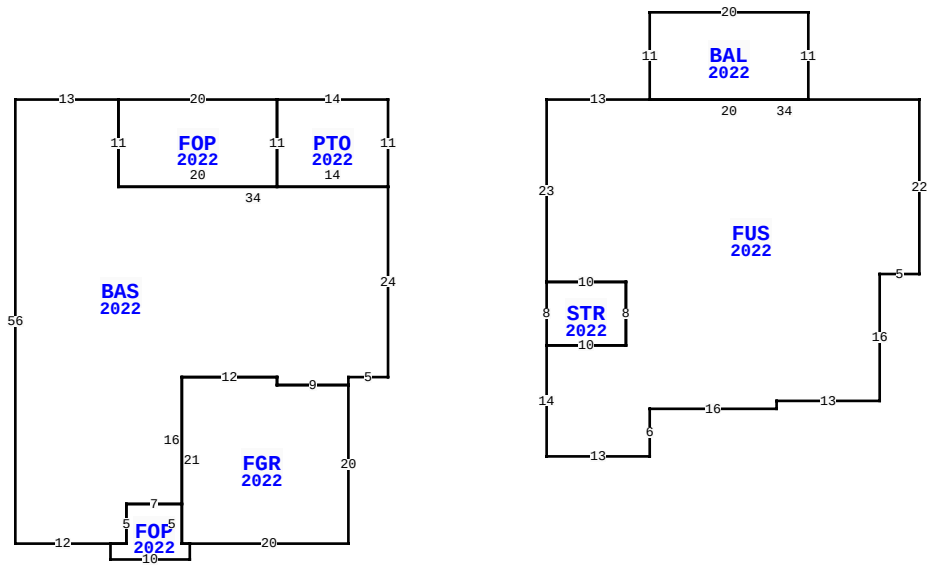
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1054.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	220	15	2022	33	9,459
BAS	1,686	100	2022	1,686	483,282
FGR	432	55	2022	238	68,222
FOP	55	30	2022	16	4,587
FOP	220	30	2022	66	18,919
FUS	1,733	100	2022	1,733	496,755
PTO	154	5	2022	8	2,293
STR	80	10	2022	8	2,293
TOTALS	4,580			3,788	1,085,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,788	174.4200	289.54	1,096,778	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 3419 HX Base Yr 2023



720 GREENRIDGE 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: 2	Tax Dist:	
BUILDING MARKET VALUE		1,085,810
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		159,500
TOTAL MARKET VALUE		1,247,290
SOH/AGL Deduction		479,029
ASSESSED VALUE		768,261
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		716,850
TOTAL JUST VALUE		1,247,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,207,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211279	CO ISSUED	0	10/26/2022
20211279	NEW CONSTR	455,160	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0095	11/24/2020	SW	Q	V	02	175,000

GRANTOR: AMELIA BLUFF LLC
GRANTEE: REZAC CAITLIN & KYL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W14 FOP=[YR=2022] W20 BAS=[YR=2022] W13 S56 E12 FOP=[YR=2022] S2 E10 N2 FGR=[YR=2022] E20 N20 W9 N1 W12 S21 E1$ W1 N5 W7 S5 W2$ E2 N5 E7 N16 E12 S1 E9 N1 E5 N24 W34 N11$ S11 E20 N11$ S11 E14 N11$ PTR=E20 FUS=[YR=2022] E13 BAL=[YR=2022] N11 E20 S11 W20$ E34 S22 W5 S16 W13 S1 W16 S6 W13 N14 STR=[YR=2022] N8 E10 S8 W10$ E10 N8 W10 N23$ 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
2	0504	FP-ELECTRI	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	145,000.00	159,500.00	159,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 159,500 Market: 0 Agricultural: 0 Common: 159,500 PRINTED 07/09/2026 BY SYS