

BLOCK 2 LOT 10
IN OR 2076/545
EGAN MEADOWS 1 PB 3/45

AVERA DEBORAH S/WATSON ANTHONY F F
124 OCEAN RIDGE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

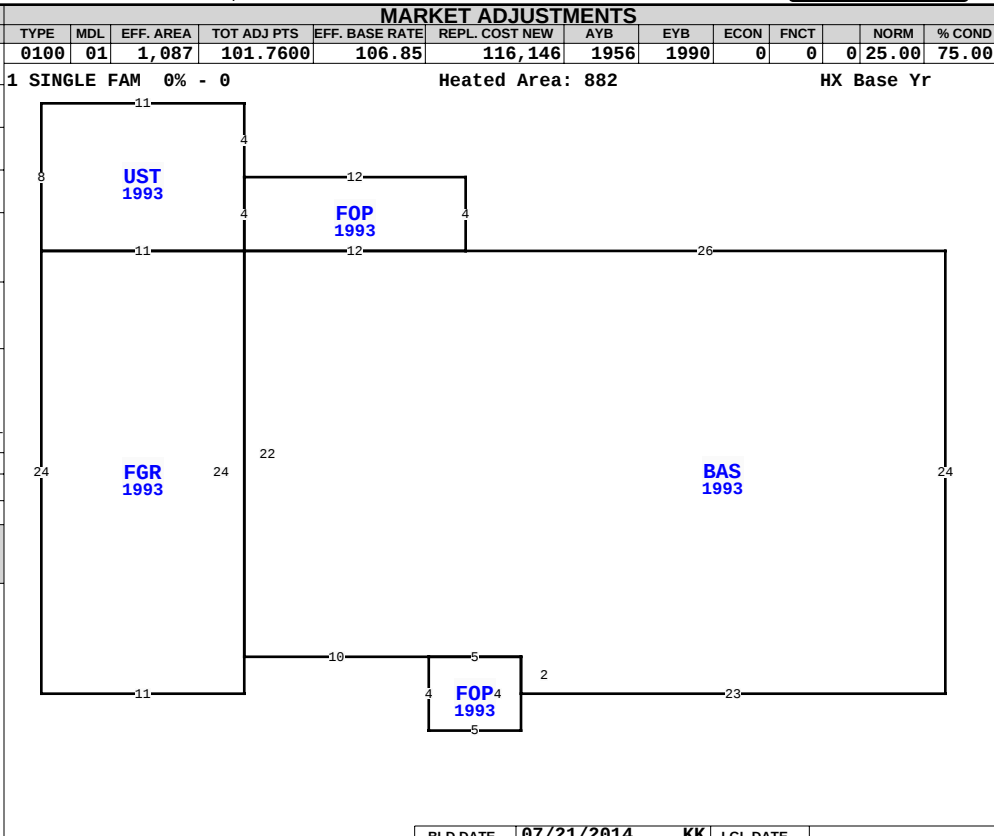
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	70,682
FGR	264	55	1993	145	11,620
FOP	20	30	1993	6	481
FOP	48	30	1993	14	1,122
UST	88	45	1993	40	3,206
TOTALS	1,302			1,087	87,110

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0940	SHEDS/PORT	0	0	8	10			80.00
3	1243	WD DECK F	0	0	8	7			56.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	75.00	167.00	1.00

REVIEW DATE 01/01/2023 BY CD



BLD DATE	07/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	R-1	75.00	167.00	1.00

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	87,110		
TOTAL MARKET OB/XF VALUE	630		
TOTAL LAND VALUE - MARKET	200,000		
TOTAL MARKET VALUE	287,740		
SOH/AGL Deduction	50,813		
ASSESSED VALUE	236,927		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	236,927		
TOTAL JUST VALUE	287,740		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	265,869		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7661	GARAGE	6,900	04/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/0545	10/05/2016	WD	Q	I	01	155,000
GRANTOR: HAMBURG COREY J & MAR						
GRANTEE: AVERA DEBORAH S & A						
1529/1257	10/09/2007	QC	Q	I	06	100
GRANTOR: HAMBURG COREY J						
GRANTEE: HAMBURG COREY J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W26 FOP=[YR=1993] N4W12 UST=[YR=1993] N4W11S8									
FGR=[YR=1993] S24E11 N24W11S4E11N4S4E12S22E10									
FOP=[YR=1993] S4E5N4W5S E5S2E23N24S.									