LOT 3
IN OR 2110/1030
FOREST HILLS #1 PB 2/76

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

2026

00-00-31-128A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

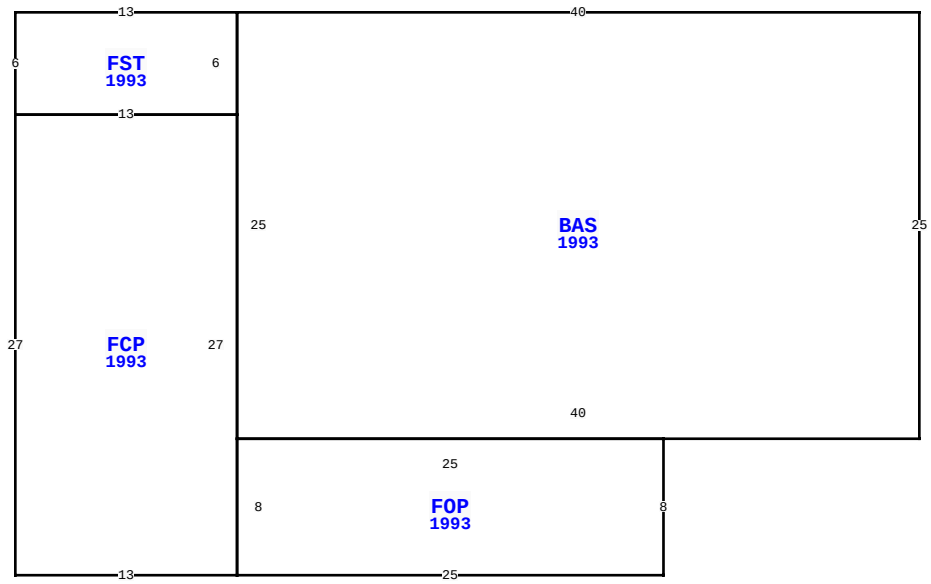
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,000	100	1993	1,000	94,816
FCP	351	25	1993	88	8,344
FOP	200	30	1993	60	5,689
FST	78	55	1993	43	4,077
TOTALS	1,629			1,191	112,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,191	124.4652	130.69	155,652	1952	1985	0	0	0	27.45	72.55

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



401 STANLEY DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	112,926
TOTAL MARKET OB/XF VALUE	528
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	413,454
SOH/AGL Deduction	109,549
ASSESSED VALUE	303,905
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,905
TOTAL JUST VALUE	413,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1618	REMODEL ONE BATHR	10,000	12/17/2025
20041616	REPAIR/RRF	0	09/09/2004
7268	REPAIR/RRF	2,200	08/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2110/1030	3/31/2017	QD	U	I	11	100
GRANTOR: WATSON ANTHONY F						
GRANTEE: AVERA DEBORAH S & W						
1857/1314	5/17/2013	WD	Q	I	01	135,000
GRANTOR: JACKSON LATRELL D TRU						
GRANTEE: WATSON ANTHONY F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W13 S6 FCP=[YR=1993] S27 E13
FOP=[YR=1993] E25N8 W25S8$ N27W13$ E13N6$ S25E40 N25$.

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	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00	30.00	100	1980	1980	3	20	528	

LAND DESCRIPTION

TOTAL OB/XF 528

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	0	0006	R-1	100.00	200.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/27/2024 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS