LOT 18 & PT OF TRACT I
IN OR 2554/1877
HICKORY RIDGE PBK 2234/596

ROSEPILER RONALD CORY & PATTI
1310 ISLAND RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1501-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

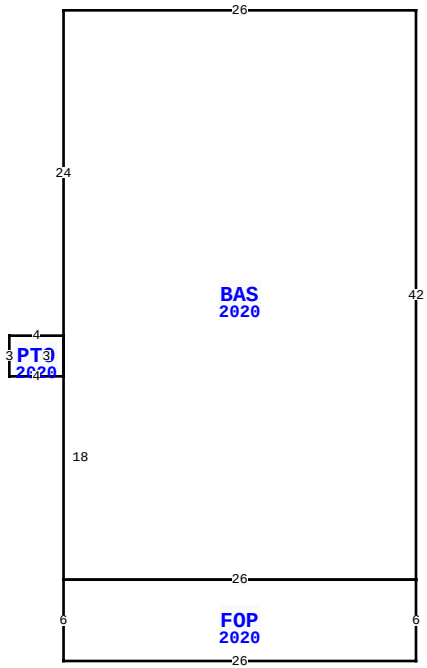
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	2020	1,092	172,563
FOP	156	30	2020	47	7,427
PTO	12	5	2020	1	158
TOTALS	1,260			1,140	180,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,140	116.0064	161.25	183,825	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 0% - 2023 Heated Area: 1092 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

1310 ISLAND RIDGE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	180,148
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	355,148
SOH/AGL Deduction	0
ASSESSED VALUE	355,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,148
TOTAL JUST VALUE	355,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190588	NEW CONSTR	136,161	11/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/1217	8/28/2024	QC	U	I	11	100
GRANTOR: GEIGER ALTA F						
GRANTEE: ROSEPILER RONALD CO						
2734/1049	8/28/2024	QC	U	I	11	100
GRANTOR: GEIGER ALTA F						
GRANTEE: ROSEPILER RONALD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S24 PTO=[YR=2020] W4 S3 E4 N3$ S18
FOP=[YR=2020] S6 E26 N6 W26$ E26 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS