



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	174,736
FGR	418	55	230	27,174
FOP	40	30	12	1,418
FOP	110	30	33	3,899

TOTALS	2,047		1,754	207,227
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	548.00	SF	5.20	5.20
3	0855	CONC PAVER	0 100	28	3	84.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003		0.00	0.00	1.00

REVIEW DATE	08/14/2018	BY	DJX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,754	105.4500	125.22	219,636	2005	2010	0	0	0	5.65	94.35
1 SNGL FAM - 100% - 2020 Heated Area: 1479 HX Base Yr 2020												

96313 RIDGEWOOD CIR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0 100	0	0	548.00	SF	5.20	5.20	100	2005	2005	3	87	2,479	
3	0855	CONC PAVER	0 100	28	3	84.00	SF	10.00	10.00	100	2006	2006	3	88	739	

TOTAL OB/XF										6,368						
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
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE						207,227
TOTAL MARKET OB/XF VALUE						6,368
TOTAL LAND VALUE - MARKET						65,000
TOTAL MARKET VALUE						278,595
SOH/AGL Deduction						102,344
ASSESSED VALUE						176,251
TOTAL EXEMPTION VALUE				HX HB WX		55,000
BASE TAXABLE VALUE						121,251
TOTAL JUST VALUE						278,595
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						226,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14384	ELEC OTHER	2,000	02/01/2005
M0509215	MECH OTHER	0	02/01/2005
B13427	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2303/1698	9/12/2019	WD	Q	I	01	210,000			
GRANTOR: GRAY HELEN A									
GRANTEE: WEBB DEANIE P									
1347/0920	9/06/2005	WD	Q	I		200,400			
GRANTOR: COPPENBARGER HOMES									
GRANTEE: GRAY HELEN A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] U3 L3 W6 D3 L3 W5 FOP=[YR=2005] N10 W11 S10 E11\$ W27 S33 FGR=[YR=2005] S22 E19 N22 W19\$ E28 FOP=[YR=2005] S5 E8 N5 W8\$ E16 N33\$.									