

LOT 28
IN OR 1786/978
LOFTON POINTE PB 6/325

JOHNSON KALE
96301 RIDGEWOOD CR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0028-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	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
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NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1,823	198,176
FGR	489	55	269	29,243
FOP	30	30	9	979
FOP	144	30	43	4,674

TOTALS	2,486	2,144	233,072
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	34	16		544.00 SF 6.50	
2	0810	CONCRETE A	0	0	24	3		72.00 SF 6.50	
3	0500	FP-PRE FAB	0	0	0	0		1.00 UT 3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003		0.00	0.00	1.00

REVIEW DATE	08/14/2018	BY	DJX
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,144	98.5929	117.08	251,020	2007	2007	0	0	7.15	92.85
1 SNGL FAM - 0% - 0 Heated Area: 1823 HX Base Yr											
96301 RIDGEWOOD CIR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF 6,663														
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
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00

TOTAL OB/XF 6,663														
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
1	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	233,072		
TOTAL MARKET OB/XF VALUE	6,663		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	304,735		
SOH/AGL Deduction	73,211		
ASSESSED VALUE	231,524		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	231,524		
TOTAL JUST VALUE	304,735		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,088		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428362	NEW CONSTR	2,300	02/01/2014
E18325	NEW CONSTR	2,000	11/01/2006
M12231	H/AC	0	11/01/2006
R09882	REPAIR/RRF	4,000	11/01/2006
C18720	CO ISSUED	0	10/01/2006
B18720	NEW CONSTR	164,142	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1786/0978	3/30/2012	WD	Q	I	02	134,000
GRANTOR: VERBAARSCHOTT KURT T						
GRANTEE: JOHNSON KALE						
1786/0976	3/30/2012	WD	U	I	11	100
GRANTOR: PETRA MANAGEMENT GROU						
GRANTEE: VERBAARSCHOTT KURT						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=2007] W12 BAS=[YR=2007] W27 S49 FGR=[YR=2007] S21 E22N15 FOP=[YR=2007] E6 N5W6S5\$N9 W9S3W13\$ E13 N3E9S4 E6S6E11 N44 W12N12\$ S12E12 N12 \$.														