LOT 32
LOFTON POINTE PB 6/325

BAKER PATRICIA DAWSON GOMEZ
96271 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0032-0000

BUILDING CHARACTERISTICS

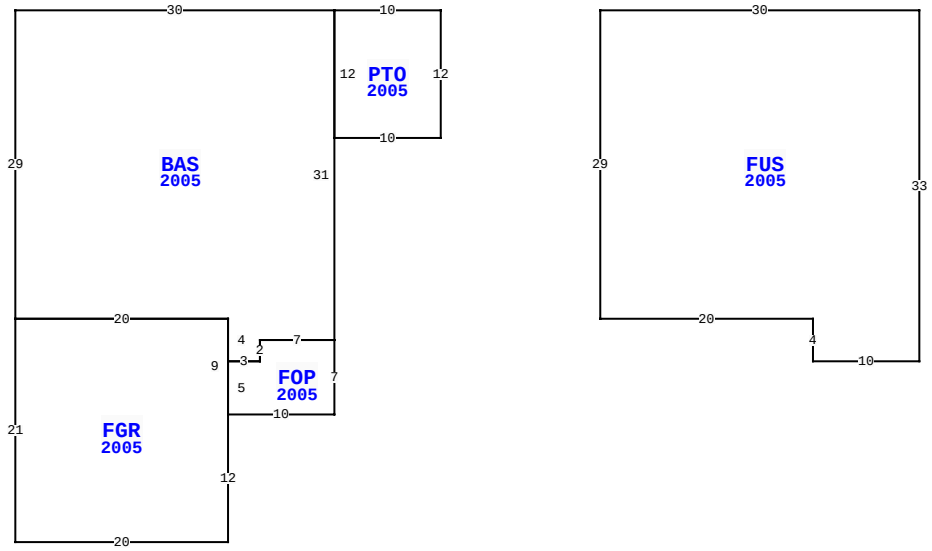
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	896	100	896	98,173
FGR	420	55	231	25,310
FOP	64	30	19	2,082
FUS	910	100	910	99,707
PTO	120	5	6	658
TOTALS	2,410		2,062	225,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,062	100.4549	119.29	245,976	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 0% - 0 Heated Area: 1806 HX Base Yr



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,929
TOTAL MARKET OB/XF VALUE	11,474
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	302,403
SOH/AGL Deduction	72,375
ASSESSED VALUE	230,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,028
TOTAL JUST VALUE	302,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12766	NEW CONSTR	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/868	4/28/2023	WD	Q	I	01	350,000
GRANTOR: BOND JOHN C TRUST						
GRANTEE: BAKER PATRICIA DAWS						
2275/0809	5/10/2019	QC	U	I	11	100
GRANTOR: BOND JOHN C						
GRANTEE: BOND JOHN C TRUST						

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96271 RIDGEWOOD CIR, FERNANDINA BEACH

BUILDING NOTES

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
1	0810	CONCRETE A	0	0	0	0	444.00	SF	6.50	6.50	100	2005	2005	3	87	2,511	
2	0811	CONCRETE B	0	0	0	0	949.00	SF	5.20	5.20	100	2019	2019	3	99	4,885	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
4	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00	32.00	100	2019	2019	3	96	3,502	

BUILDING DIMENSIONS

PTO=[YR=2005] W10 BAS=[YR=2005] W30 S29 FGR=[YR=2005] S21 E20 N12 FOP=[YR=2005] E10 N7 W7 S2 W3 S5$ N9 W20$ E20 S4 E3 N2 E7 N31$ S12 E10 N12$ PTR=E15 FUS=[YR=2005] E30 S33 W10 N4 W20 N29$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 11,474

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	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/20/2020 BY NWP Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS