



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 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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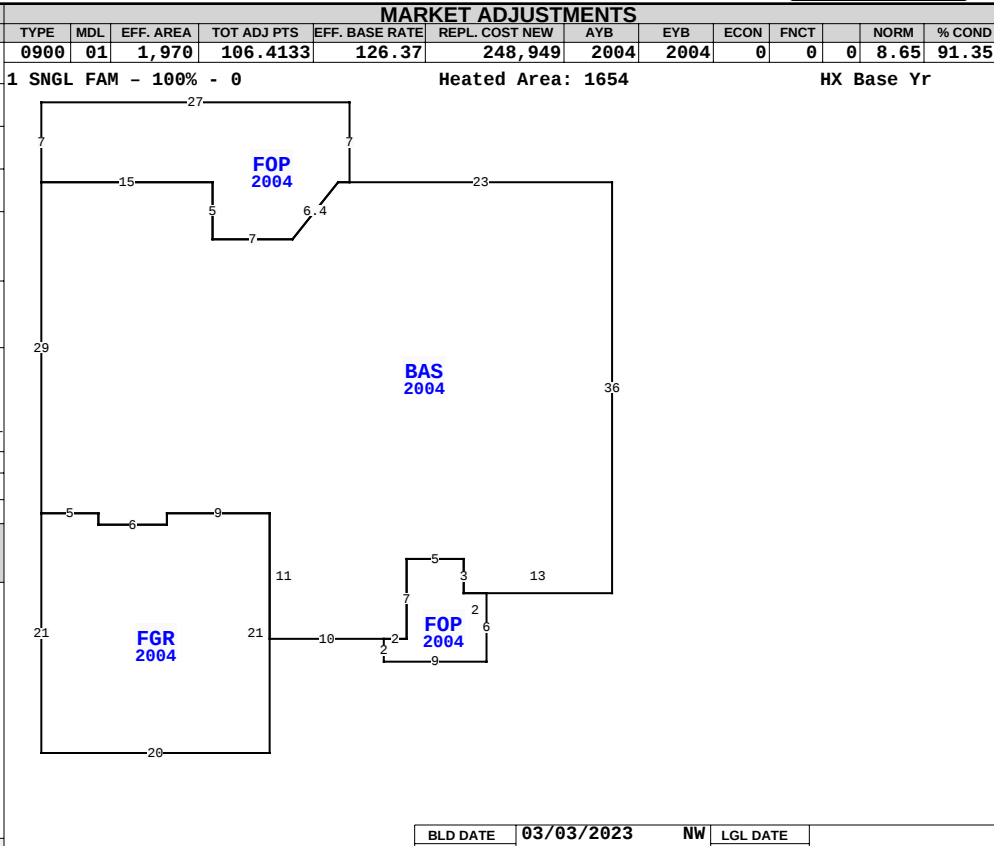
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	1,654	190,936
FGR	414	55	228	26,320
FOP	61	30	18	2,078
FOP	234	30	70	8,081
TOTALS	2,363		1,970	227,415

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0855	CONC PAVER	0 100	0	0	81.00	SF	10.00	10.00	100	2004	2004	3	86	697	
2	0811	CONCRETE B	0 100	0	0	764.00	SF	5.20	5.20	100	2004	2004	3	86	3,417	
3	0462	ST/AL FNC	0 100	54	0	216.00	SF	10.00	10.00	100	2012	2012	3	71	1,534	
4	0476	VF 6 SBPL	0 100	0	0	86.00	LF	32.00	32.00	100	2012	2012	3	85	2,339	
5	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	

LAND DESCRIPTION		
L N	USE CODE	CLS

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	65,000							



96257 RIDGEWOOD CIR, FERNANDINA BEACH

TOTAL OB/XF			8,497
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NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
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VALUATION SUMMARY			STANDARD
VALUATION BY			
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			227,415
TOTAL MARKET OB/XF VALUE			8,497
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			300,912
SOH/AGL Deduction			99,487
ASSESSED VALUE			201,425
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			151,425
TOTAL JUST VALUE			300,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413060	NEW CONSTR	0	01/01/2004

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2625/0982	3/14/2023	WD Q
		I I
		RSN CD
		SALE PRICE
		01
		393,000
GRANTOR: BENSON SUSAN K &		
GRANTEE: LOGAN STEPHEN M & R		
2412/0346	11/16/2020	WD Q
		I I
		02
		263,000
GRANTOR: LLARENA ALEX & PATSY		
GRANTEE: BENSON SUSAN K & JO		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2004]	W23 FOP=[YR=2004]	N7 W27 S7 E15 S5 E7 U5 R4
E1 \$ W1 L4 D5 W7 N5 W15 S29 FGR=[YR=2004]	S21 E20 N21 W9	
S1 W6 N1 W5\$ E5 S1 E6 N1 E9 S11 E10 FOP=[YR=2004]	S2 E9 N6	
W2 N3 W5 S7 W2 \$ E2 N7 E5 S3 E13 N36 \$.		