LOT 36
IN OR 1941/747
LOFTON POINTE PB 6/325

CRUSE RICHARD & MARYANN
96245 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0036-0000

BUILDING CHARACTERISTICS

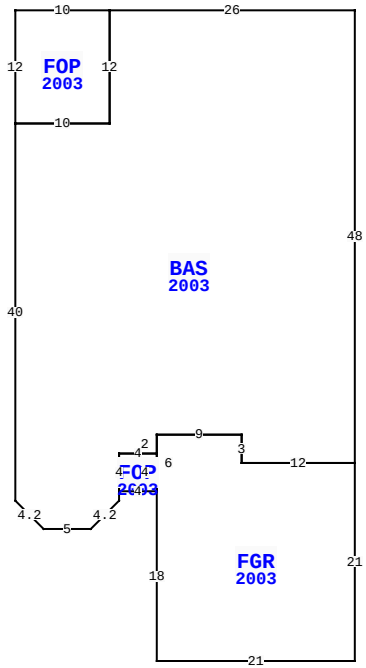
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,645	100	1,645	176,268
FGR	468	55	257	27,538
FOP	16	30	5	536
FOP	120	30	36	3,857
TOTALS	2,249		1,943	208,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,943	99.5239	118.18	229,624	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2015 Heated Area: 1645 HX Base Yr 2015



96245 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,200
TOTAL MARKET OB/XF VALUE		9,098
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		282,298
SOH/AGL Deduction		121,884
ASSESSED VALUE		160,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,414
TOTAL JUST VALUE		282,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310673	NEW CONSTR	10,000	01/01/2003
B0310881	NEW CONSTR	122,757	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1941/0747	10/15/2014	WD	Q	I	01	170,000
GRANTOR: NIEHAUS PATRICIA R						
GRANTEE: CRUSE RICHARD & MAR						
1192/0876	12/02/2003	WD	Q	I		164,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: NIEHAUS ROBERT & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12$ S12 W10 S40 D3 R3 E5 U3 R3 N1 FOP=[YR=2003] E4 FGR=[YR=2003] S18 E21 N21 W12 N3 W9 S6$ N4 W4 S4$ N4 E4 N2 E9 S3 E12 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2003	2003	3	84	2,791	
3	0855	CONC PAVER	0	100	0	0	326.00	SF	10.00	10.00	100	2019	2019	3	99	3,227	

LAND DESCRIPTION

TOTAL OB/XF 9,098

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	100	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 NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS