

LOT 38
IN OR 2095/1504
LOFTON POINTE PB 6/325

DENISON JAMES L
85220 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																		
Exterior Wall	05	AVERAGE 80	0900	01	2,119	100.7342	119.62	253,475	2004	2004	0	0	9.50	90.50	VALUATION SUMMARY																																		
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 0% - 0												Heated Area: 1800												HX Base Yr																						
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD																						
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:																						
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												229,395																						
Interior Floor	14	CARPET 70													TOTAL MARKET OB/XF VALUE												9,813																						
Interior Floor	13	LVT/LAMNT 30													TOTAL LAND VALUE - MARKET												65,000																						
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												304,208																						
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												73,509																						
Bedrooms	02	WOOD FRAME 100													ASSESSED VALUE												230,699																						
Bathrooms	1.	1. 100													TOTAL EXEMPTION VALUE												0																						
Occupancy	00	NONE 100													BASE TAXABLE VALUE												230,699																						
Quality		02	Quality Level 02		TOTAL JUST VALUE												304,208																																
DOR CODE		0100	SINGLE FAMILY		NCON VALUE												0																																
MAP NUM			MKT AREA		04		INCOME VALUE																																										
NEIGHBORHOOD/LOC		4044.00		PREVIOUS YEAR MKT VALUE												243,825																																	
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		PERMIT NUM												DESCRIPTION		AMT		ISSUED																							
BAS		1,800		100		1,800		194,861		B1632827												12X15SCRPRCH		4,018		08/01/2016																							
FGR		441		55		243		26,307		B0311543												NEW CONSTR		0		01/01/2003																							
FOP		60		30		18		1,948																																									
USP		192		30		58		6,279																																									
TOTALS		2,493				2,119		229,395																																									
EXTRA FEATURES										96225 RIDGEWOOD CIR, FERNANDINA BEACH										SALES DATA																													
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 0		0 0		1.00		UT		3,500.00		3,500.00		100		2004		2004		3		89		3,115																					
2		0810		CONCRETE A		0 0		0 0		580.00		SF		6.50		6.50		100		2004		2004		3		86		3,242																					
3		0476		VF 6 SBPL		0 0		0 0		150.00		LF		32.00		32.00		100		2006		2006		3		72		3,456																					
BLD DATE		03/03/2023		NW		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE																											
LAND DESCRIPTION										TOTAL OB/XF										9,813																													
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		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		01/06/2023		BY		NWA		Total Acres: 0.00		Total Land Value: 65,000		Market: 0		Agricultural: 0		Common: 65,000		PRINTED 08/02/2023 BY SYS																															