

LOT 40
IN OR 1301/508
LOFTON POINTE PB 6/325

DEITERING BRYCE B/DEITERING BERNARD G
96203 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0040-0000



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
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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	1,808	100	1,808	191,931
FGR	500	55	275	29,193
FOP	121	30	36	3,822
FSP	121	40	48	5,096

TOTALS	2,550		2,167	230,041
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	484.00	SF	10.00
5	0830	FLAGSTONE	0	0	0	0	66.00	SF	12.00
6	0879	FISH POOL	0	0	0	0	110.00	SF	14.00
7	0885	WATERSCAPE	0	0	0	0	1.00	UT	1,000.00
8	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,167	98.5929	117.08	253,712	2003	2003	0	0	0	9.33	90.67
1 SNGL FAM - 0% - 0 Heated Area: 1808 HX Base Yr												

96203 RIDGEWOOD CIR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20	5.20	100	2003	2003	3	84	2,616	
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2003	2003	3	84	410	
4	0855	CONC PAVER	0	0	0	0	484.00	SF	10.00	10.00	100	2006	2006	3	88	4,259	
5	0830	FLAGSTONE	0	0	0	0	66.00	SF	12.00	12.00	100	2006	2006	3	88	697	
6	0879	FISH POOL	0	0	0	0	110.00	SF	14.00	14.00	100	2006	2006	3	48	739	
7	0885	WATERSCAPE	0	0	0	0	1.00	UT	1,000.00	1,000.00	88	2006	2006	3	88	880	
8	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	88	103	

TOTAL OB/XF										12,784							
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		230,041			
TOTAL MARKET OB/XF VALUE		12,784			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		307,825			
SOH/AGL Deduction		72,867			
ASSESSED VALUE		234,958			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		234,958			
TOTAL JUST VALUE		307,825			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		247,475			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310829	NEW CONSTR	139,274	01/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1301/0508	3/11/2005	WD	Q	I	
GRANTOR: PRUDENTIAL RESIDENTIA					SALE PRICE 195,000
GRANTEE: DEITERING BERNARD G					
1301/0506	3/11/2005	WD	Q	I	
GRANTOR: EWING GEORGE M JR & S					SALE PRICE 195,000
GRANTEE: PRUDENTIAL RESIDENT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2003] W11 BAS=[YR=2003] W25 S53 FGR=[YR=2003] S25 E20 N16 FOP=[YR=2003] E6 N1 E11 N8 W1 D3 L3 W4 U3 L3 W6 S9\$ N9 W20\$ E26 D3 R3 E4 U3 R3 N42 W11 N11\$ S11 E11 N11\$.									