

LOT 42
IN OR 1620/1378
LOFTON POINTE PB 6/325

BEACH GREGORY C
96191 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0042-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	05	AVERAGE 80								0900	01	1,894	103.8065	123.27	233,473	2004	2004	0	0	0	8.60	91.40	VALUATION BY																		
Exterior Wall	16	WD FR STUC 20								1 SNGL FAM - 0% - 2023										Heated Area: 1591										HX Base Yr											
Roof Structure	03	GABLE/HIP 100																		Tax Group: 4										Tax Dist:											
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										213,394											
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										10,811											
Interior Floop	14	CARPET 70																		TOTAL LAND VALUE - MARKET										65,000											
Interior Floop	11	CLAY TILE 30																		TOTAL MARKET VALUE										289,205											
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0											
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										289,205											
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										0											
Bathrooms	2	100																		BASE TAXABLE VALUE										289,205											
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										289,205											
Stories	1.	1. 100								NCON VALUE										0																					
Units	0	100								INCOME VALUE																															
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										232,568																					
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	1,591	100	1,591	179,256																																					
FGR	462	55	254	28,618																																					
FOP	20	30	6	676																																					
FOP	144	30	43	4,845																																					
TOTALS																						2,217	1,894	213,394																	
EXTRA FEATURES																						96191 RIDGEWOOD CIR, FERNANDINA BEACH																			
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	0811	CONCRETE B	0	0	0	0	688.00	SF	5.20	5.20	100	2004	2004	3	86	3,077																									
3	0830	FLAGSTONE	0	0	0	0	356.00	SF	12.00	12.00	100	2004	2004	3	86	3,674																									
4	0940	SHEDS/PORT	0	0	10	7	70.00	SF	30.00	30.00	100	2009	2009	3	45	945																									
LAND DESCRIPTION																						TOTAL OB/XF										10,811									
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 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																																									