

LOT 45
IN OR 1450/786
LOFTON POINTE PB 6/325

PASCUAL FRANCISCO & ANA
96181 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0045-0000



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	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 70	0900	01	1,717	111.0550	131.88	226,438	2005	2005	0	0	0	8.15	91.85	STANDARD												
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2007													Heated Area: 1407												
Roof Structur	08	IRREGULAR 100														HX Base Yr 2007												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floo	14	CARPET 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																					
NEIGHBORHOOD/LOC			4044.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,407	100	1,407	170,432																								
FGR	446	55	245	29,678																								
FOP	64	30	19	2,302																								
FSP	114	40	46	5,572																								
TOTALS			2,031	1,717			207,983																					
EXTRA FEATURES			96181 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	0810	CONCRETE A	0 100	41	16	656.00	SF	6.50	6.50	100	2005	2005	3	87	3,710													
2	0855	CONC PAVER	0 100	36	3	108.00	SF	10.00	10.00	100	2005	2005	3	87	940													
3	0810	CONCRETE A	0 100	10	16	160.00	SF	6.50	6.50	100	2005	2005	3	87	905													
LAND DESCRIPTION			TOTAL OB/XF 5,555																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000											
REVIEW DATE 12/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																												