LOT 47
IN OR 2141/620
LOFTON POINTE PB 6/325

STRAUB JOSEPH B SR
96163 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

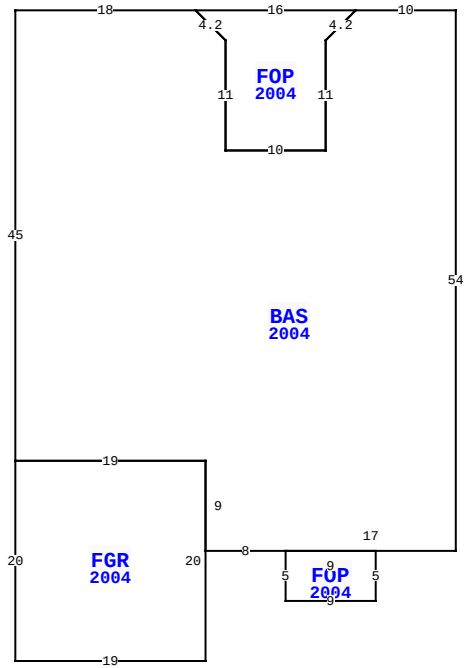
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,056	100	2,056	230,407
FGR	380	55	209	23,421
FOP	45	30	14	1,569
FOP	149	30	45	5,043
TOTALS	2,630		2,324	260,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,324	103.2479	122.61	284,946	2004	2004	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2009 Heated Area: 2056 HX Base Yr 2009



96163 RIDGEWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		260,441
TOTAL MARKET OB/XF VALUE		19,629
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		345,070
SOH/AGL Deduction		154,385
ASSESSED VALUE		190,685
TOTAL EXEMPTION VALUE	HX HB WR VX	60,000
BASE TAXABLE VALUE		130,685
TOTAL JUST VALUE		345,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414233	REMODEL	7,812	12/01/2004
B0311936	NEW CONSTR	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2141/0620	8/10/2017	QC	U	I	11	100
GRANTOR: STRAUB JOSEPH B SR &						
GRANTEE: STRAUB JOSEPH B SR						
1597/1705	12/18/2008	WD	Q	I		258,000
GRANTOR: CONLAN DAVID & LOREN						
GRANTEE: STRAUB JOSEPH SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10 FOP=[YR=2004] W16 D3 R3 S11 E10 N11 R3 U3 $ D3 L3 S11 W10 N11 L3 U3 W18 S45 FGR=[YR=2004] S20 E19 N20 W19$ E19 S9 E8 FOP=[YR=2004] S5 E9 N5 W9$ E17 N54$.

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	0825	BRICK	0	100	25	3	75.00	SF	12.50	12.50	100	2005	2005	3	96	900	
2	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	2004	2004	3	86	2,504	
3	0861	POOL GUNIT	0	100	0	0	206.00	SF	85.00	85.00	100	2005	2005	3	44	7,704	
4	0910	SCRN RM L	0	100	19	38	722.00	SF	15.00	15.00	100	2005	2005	3	27	2,924	
5	0845	KOOL DECK	0	100	0	0	554.00	SF	7.25	7.25	100	2005	2005	3	87	3,494	
6	0462	ST/AL FNC	0	100	0	0	392.00	SF	10.00	10.00	100	2006	2006	3	48	1,882	
7	0940	SHEDS/PORT	0	100	7	3	21.00	SF	30.00	30.00	100	2007	2007	3	35	221	

LAND DESCRIPTION

TOTAL OB/XF 19,629

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			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