LOT 48
IN OR 2090/1327
LOFTON POINTE PB 6/325

WILEY GUY DUANE & ASHLEY DRAKE
96153 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

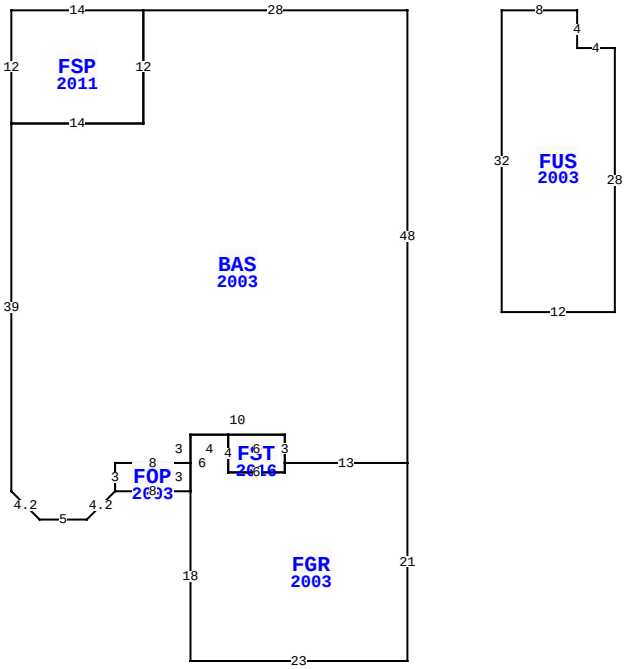
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,875	100	1,875	208,428
FGR	489	55	269	29,902
FOP	24	30	7	778
FSP	168	40	67	7,448
FST	24	55	13	1,445
FUS	368	100	368	40,908
TOTALS	2,948		2,599	288,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,599	103.2384	122.60	318,637	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2017 Heated Area: 2243 HX Base Yr 2017



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

96153 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		288,908
TOTAL MARKET OB/XF VALUE		7,222
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		361,130
SOH/AGL Deduction		154,420
ASSESSED VALUE		206,710
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,710
TOTAL JUST VALUE		361,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311477	NEW CONSTR	162,366	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1327	12/22/2016	WD	Q	I	01	219,000
GRANTOR: REAVES LEWIS C & MARA						
GRANTEE: WILEY GUY DUANE & A						
1204/0269	1/27/2004	WD	U	I	21	188,500
GRANTOR: TOUSA HOMES INC						
GRANTEE: REAVES LEWIS C & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 FSP=[YR=2011] W14 S12 E14 N12$ S12 W14 S39 R3 D3 E5 U3 R3 FOP=[YR=2003] E8 FGR=[YR=2003] S18 E23 N21 W13 FST=[YR=2016] N3 W6 S4 E6 N1$ S1 W6 N4 W4 S6$ N3 W8S3$ N3 E8 N3 E10 S3 E13 N48$ PTR=E10FUS=[YR=2003] E8 S4 E4 S28 W12 N32$ W10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	634.00	SF	6.50	6.50	100	2003	2003	3	84	3,462	
3	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2005	2005	3	27	680	

LAND DESCRIPTION

TOTAL OB/XF 7,222

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	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