



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
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

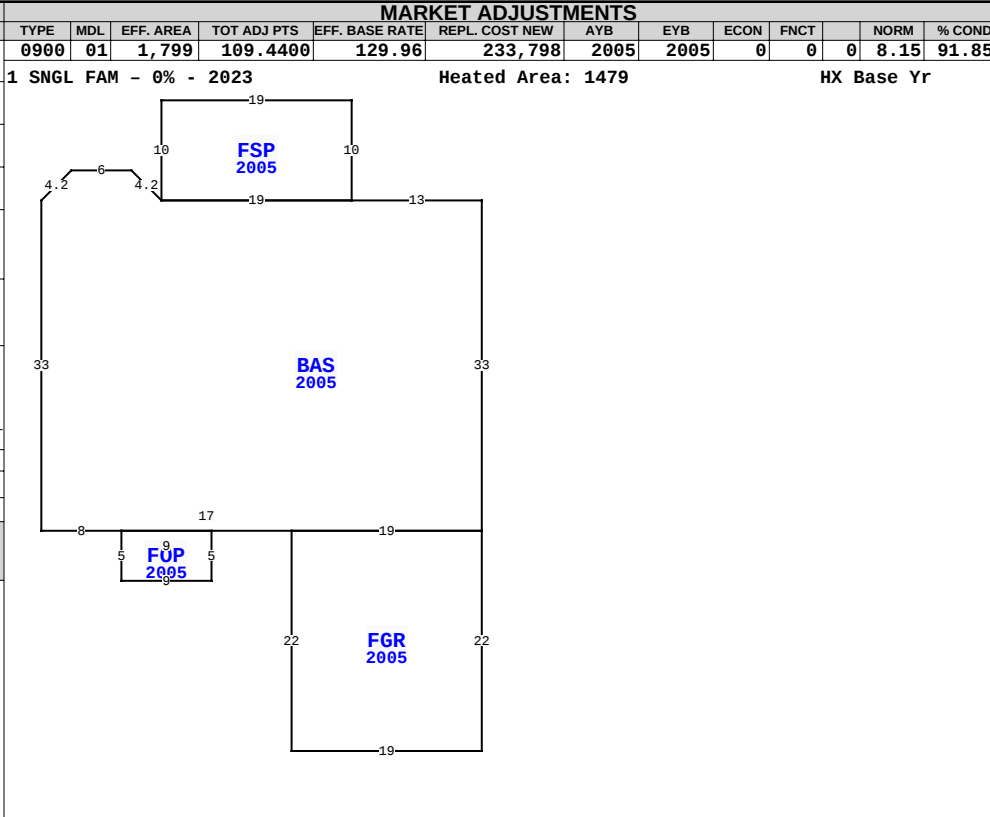
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1,479	176,546
FGR	418	55	230	27,455
FOP	45	30	14	1,671
FSP	190	40	76	9,072

TOTALS	2,132	1,799	214,743
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	568.00	SF	5.20	5.20
2	0855	CONC PAVER	0	0	0	93.00	SF	10.00	10.00
4	0479	VF PICKET	0	0	0	78.00	LF	6.00	6.00



96141 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	0811	CONCRETE B	0	0	0	568.00	SF	5.20	5.20	100	2005	2005	3	87	2,570	
2	0855	CONC PAVER	0	0	0	93.00	SF	10.00	10.00	100	2005	2005	3	87	809	
4	0479	VF PICKET	0	0	0	78.00	LF	6.00	6.00	100	2006	2006	3	72	337	

LAND DESCRIPTION										TOTAL OB/XF									
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
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				214,743	
TOTAL MARKET OB/XF VALUE				3,716	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				283,459	
SOH/AGL Deduction				0	
ASSESSED VALUE				283,459	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				283,459	
TOTAL JUST VALUE				283,459	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				230,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002801	REPAIR/RRF	15,000	02/18/2022
E14445	ELEC OTHER	2,000	02/01/2005
M0509138	MECH OTHER	0	02/01/2005
B13316	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2539/1812	2/10/2022	WD	Q	I	02	312,000	
GRANTOR: NOLTA PATRICIA A							
GRANTEE: MOORE EVELYN ANN &							
1322/0198	6/03/2005	WD	Q	I		175,500	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: NOLTA THOMAS F & PA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W13 FSP=[YR=2005] N10 W19 S10 E19\$ W19 U3 L3 W6 D3 L3 S33 E8 FOP=[YR=2005] S5 E9 N5 W9\$ E17 FGR=[YR=2005] S22 E19 N22 W19\$ E19 N33\$.									