LOT 50
LOFTON POINTE PB 6/325

FLYNN KAILA
96131 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

**2023**

**01-2N-27-1270-0050-0000**

## BUILDING CHARACTERISTICS

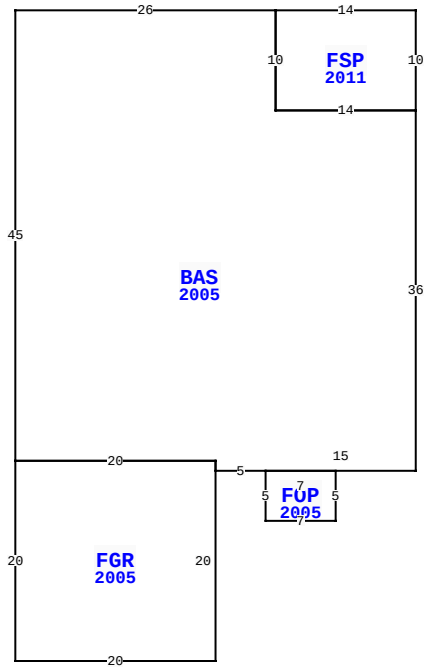
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,680 | 100 | 1,680 | 190,725 |
| FGR | 400 | 55 | 220 | 24,976 |
| FOP | 35 | 30 | 10 | 1,135 |
| FSP | 140 | 40 | 56 | 6,358 |
| TOTALS | 2,255 | | 1,966 | 223,194 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,966 | 104.0858 | 123.60 | 242,998 | 2005 | 2005 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SNGL FAM – 100% - 2018 Heated Area: 1680 HX Base Yr 2018




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

96131 RIDGEWOOD CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 223,194 |
| TOTAL MARKET OB/XF VALUE | | 5,996 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 294,190 |
| SOH/AGL Deduction | | 125,956 |
| ASSESSED VALUE | | 168,234 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 118,234 |
| TOTAL JUST VALUE | | 294,190 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 238,098 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15859 | ELEC OTHER | 1,700 | 09/01/2005 |
| M10330 | MECH OTHER | 0 | 09/01/2005 |
| P09800 | OTHER | 0 | 08/01/2005 |
| R07866 | REPAIR/RRF | 2,000 | 07/01/2005 |
| B15551 | NEW CONSTR | 125,332 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2652/1058 | 6/26/2023 | QC | U | I | 11 | 100 |
| GRANTOR: FLYNN MICHAEL & KAILA | | | | | | |
| GRANTEE: FLYNN KAILA | | | | | | |
| 2125/1862 | 6/09/2017 | WD | Q | I | 01 | 190,000 |
| GRANTOR: BELCHER STEPHEN R & E | | | | | | |
| GRANTEE: FLYNN MICHAEL & KAI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2011] W14 BAS=[YR=2005] W26 S45 FGR=[YR=2005] S20 E20 N20 W20$ E20 S1 E5 FOP=[YR=2005] S5 E7 N5 W7$ E15 N36 W14 N10$ S10 E14 N10$ .

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 629.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 2,846 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,996

| 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