

LOT 51
IN OR 1332/361
LOFTON POINTE PB 6/325

VIGUE HELEN J
96123 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0051-0000



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	1,690	107.9200	128.16	216,590	2005	2005	0	0	8.15	91.85	STANDARD												
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2006													Heated Area: 1408											
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2006											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	14	CARPET 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	1,408	100	1,408	165,742																							
FGR	400	55	220	25,897																							
FOP	52	30	16	1,884																							
FSP	114	40	46	5,415																							
TOTALS		1,974	1,690	198,938																							
EXTRA FEATURES					96123 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	0	0	738.00	SF	6.50	6.50	100	2005	2005	3	87	4,173											
2	0855	CONC PAVER	0	100	0	0	105.00	SF	10.00	10.00	100	2005	2005	3	87	914											
3	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2017	2017	3	94	2,707											
LAND DESCRIPTION																											
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	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																											