LOT 52
LOFTON POINTE PB 6/325

BECKER BENJAMIN P & ASHLEE R
96113 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0052-0000

BUILDING CHARACTERISTICS

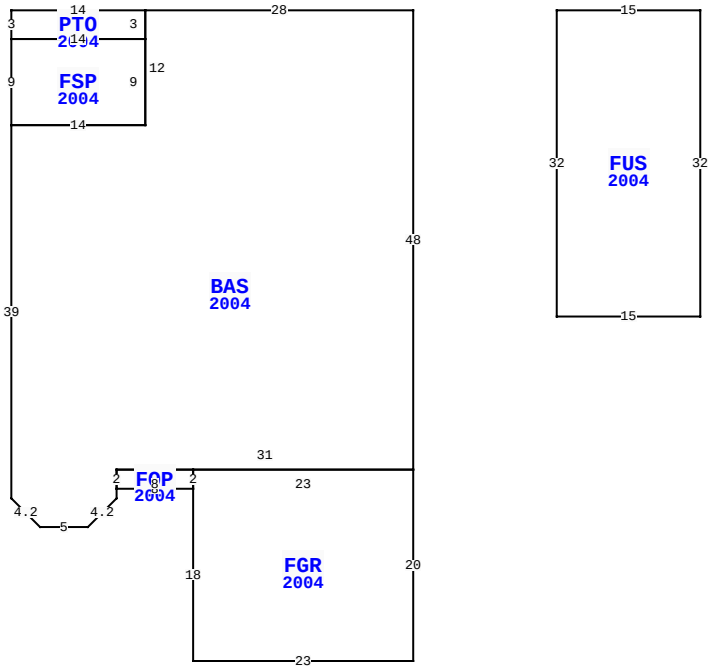
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,905	100	1,905	210,247
FGR	460	55	253	27,923
FOP	16	30	5	552
FSP	126	40	50	5,519
FUS	480	100	480	52,975
PTO	42	5	2	221
TOTALS	3,029		2,695	297,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,695	101.6880	120.75	325,421	2004	2004	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2022 Heated Area: 2385 HX Base Yr 2022



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

96113 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,435
TOTAL MARKET OB/XF VALUE		5,986
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		368,421
SOH/AGL Deduction		65,672
ASSESSED VALUE		302,749
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,749
TOTAL JUST VALUE		368,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412400	NEW CONSTR	161,836	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2431/0152	2/03/2021	WD	Q	I	01	277,500
GRANTOR: ACKERMAN DEBRA J						
GRANTEE: BECKER BENJAMIN P &						
1910/1980	3/20/2014	SW	Q	I	02	197,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ACKERMAN DEBRA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W28 PTO=[YR=2004] W14 S3 FSP=[YR=2004] S9 E14 N9 W14 $ E14 N3 $ S12 W14 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2004] E8 FGR=[YR=2004] S18 E23 N20 W23 S2 $ N2 W8 S2 $ N2 E31 N48 $ PTR= E15 FUS=[YR=2004] E15 S32 W15 N32 $W15 $.

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	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2004	2004	3	86	2,871	

LAND DESCRIPTION

TOTAL OB/XF 5,986

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 03/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS