

LOT 53
IN OR 1601/382
LOFTON POINTE PB 6/325

MILLEMAN VICKY
96107 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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

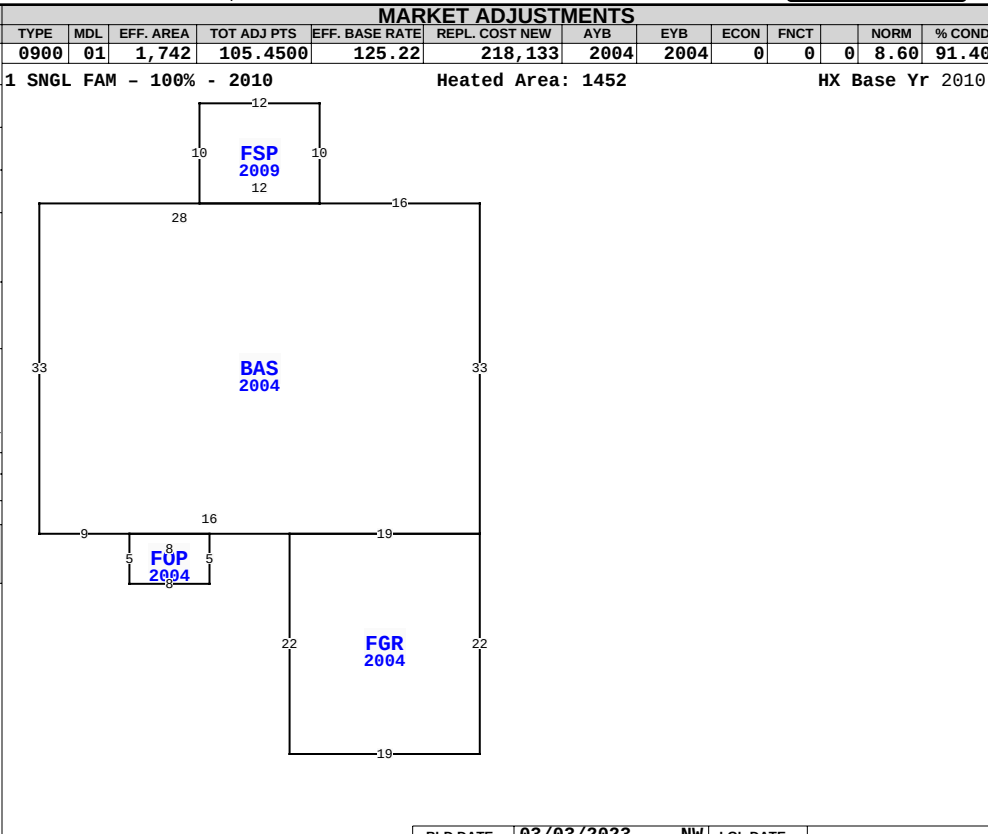
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	166,183
FGR	418	55	230	26,324
FOP	40	30	12	1,374
FSP	120	40	48	5,494

TOTALS	2,030		1,742	199,374
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0825	BRICK	0 100	0	0	90.00	SF	12.50	
3	0811	CONCRETE B	0 100	0	0	559.00	SF	5.20	



96107 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	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	0825	BRICK	0 100	0	0	90.00	SF	12.50	12.50	100	2004	2004	3	96	1,080	
3	0811	CONCRETE B	0 100	0	0	559.00	SF	5.20	5.20	100	2004	2004	3	86	2,500	

LAND DESCRIPTION										TOTAL OB/XF										6,695	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
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					
REVIEW DATE		03/25/2020		BY	NWA	Total Acres: 0.00			Total Land Value: 65,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				199,374	
TOTAL MARKET OB/XF VALUE				6,695	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				271,069	
SOH/AGL Deduction				137,957	
ASSESSED VALUE				133,112	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				83,112	
TOTAL JUST VALUE				271,069	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				219,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412508	NEW CONSTR	170,000	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1601/0382	1/15/2009	WD	Q	I	01	167,500	
GRANTOR: MOORE JANE ELIZABETH							
GRANTEE: MILLEMAN VICKY							
1276/1629	11/29/2004	WD	Q	I		168,200	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: LUCZAK TOM C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W16 FSP=[YR=2009] N10 W12 S10 E12 \$ W28 S33 E9 FOP=[YR=2004] S5 E8 N5 W8 \$ E16 FGR=[YR=2004] S22 E19 N22 W19 \$ E19 N33 \$.									