



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 Floo	14	CARPET 70
Interior Floo	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	1,612	100	1,612	177,837
FGR	465	55	256	28,242
FOP	12	30	4	442
FOP	120	30	36	3,971

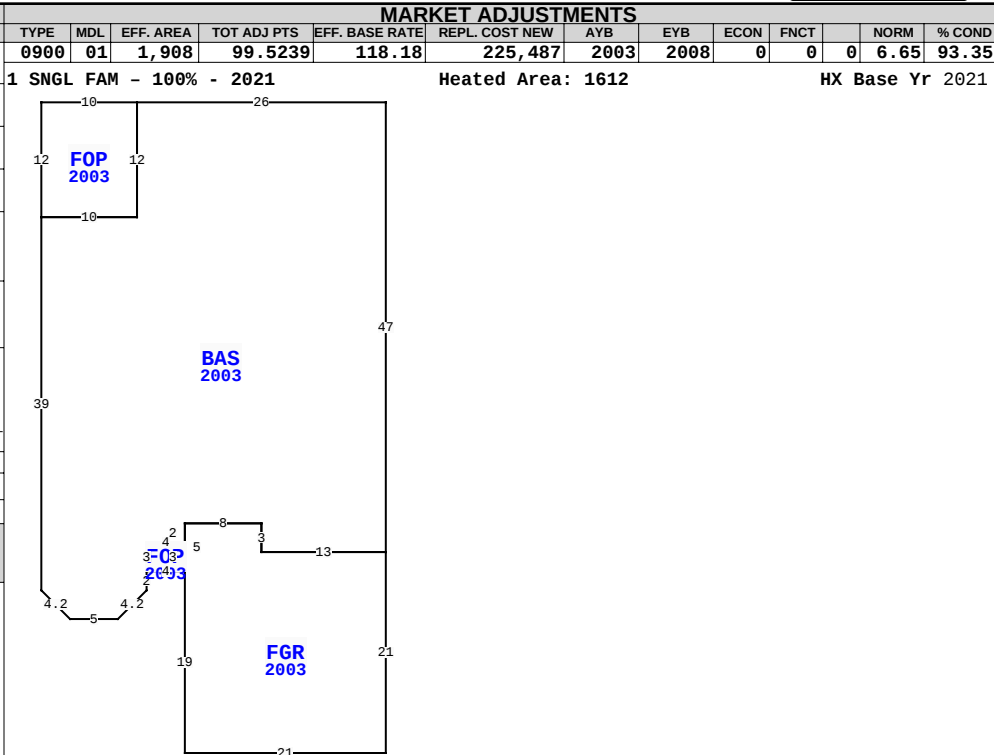
TOTALS	2,209		1,908	210,492
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EXTRA FEATURES

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	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	642.00	SF	5.20	5.20	100	2003	2003	3	84	2,804	
3	0810	CONCRETE A	0	100	12	11	132.00	SF	6.50	6.50	100	2003	2003	3	84	721	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



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

96097 RIDGEWOOD CIR, FERNANDINA BEACH

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,492
TOTAL MARKET OB/XF VALUE		6,605
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		282,097
SOH/AGL Deduction		121,982
ASSESSED VALUE		160,115
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,115
TOTAL JUST VALUE		282,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009237	REPAIR/RRF	9,900	10/02/2020
B0310833	NEW CONSTR	122,757	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1155	1/21/2020	WD	Q	I	02	225,000
GRANTOR: COYLE MICHAEL J & REB						
GRANTEE: OSBORNE WILLIAM KEI						
2176/0966	1/12/2018	WD	Q	I	02	205,000
GRANTOR: BOKOWY CHRISTOPHER A						
GRANTEE: COYLE MICHAEL J & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12 \$ S12 W10 S39 R3 D3 E5 U3 R3 N2 FOP=[YR=2003] E4 FGR=[YR=2003] S19 E21 N21 W13 N3 W8 S5 \$ N3 W4 S3 \$ N3 E4 N2 E8 S3 E13 N47 \$.