LOT 92
IN OR 1173/504
LOFTON POINTE PB 6/325

SABAT DIANA
37463 CONIFER DRIVE
PALMDALE, CA 93550

**2023**

**01-2N-27-1270-0092-0000**

## BUILDING CHARACTERISTICS

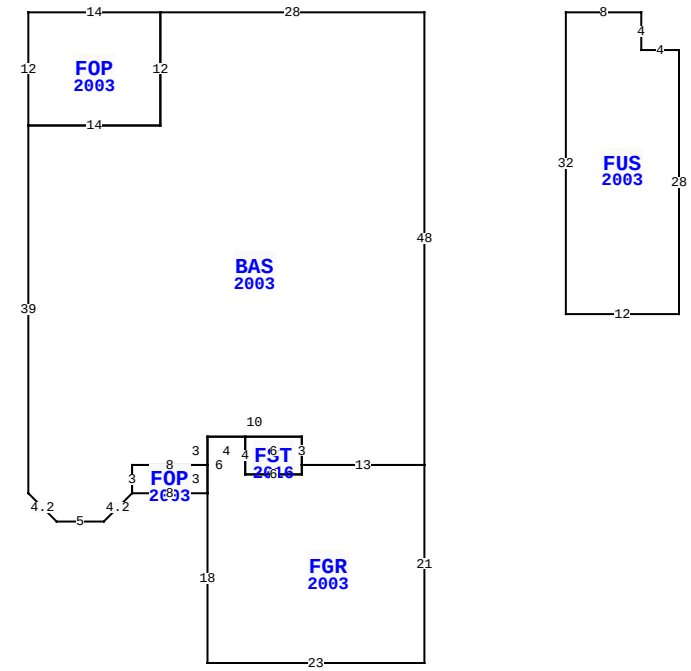
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 1,875 | 100 | 1,875 | 211,702 |
| FGR | 489 | 55 | 269 | 30,372 |
| FOP | 24 | 30 | 7 | 790 |
| FOP | 168 | 30 | 50 | 5,645 |
| FST | 24 | 55 | 13 | 1,468 |
| FUS | 368 | 100 | 368 | 41,550 |
| TOTALS | 2,948 | | 2,582 | 291,528 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,582 | 105.0624 | 124.76 | 322,130 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2243 HX Base Yr




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

96306 RIDGEWOOD CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 291,528 |
| TOTAL MARKET OB/XF VALUE | 7,011 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 363,539 |
| SOH/AGL Deduction | 83,688 |
| ASSESSED VALUE | 279,851 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 279,851 |
| TOTAL JUST VALUE | 363,539 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 293,473 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0310832 | NEW CONSTR | 162,366 | 04/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1173/0504 | 9/19/2003 | WD | Q | I | | 195,000 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: SABAT DIANA | | | | | | |
| 1102/0321 | 12/19/2002 | WD | U | V | 19 | 36,500 |
| GRANTOR: LOFTON POINTE DEVELOP | | | | | | |
| GRANTEE: D S WARE HOMES OF F | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W28 FOP=[YR=2003] W14 S12 E14 N12$ S12 W14 S39 R3 D3 E5 U3 R3 FOP=[YR=2003] E8 FGR=[YR=2003] S18 E23 N21 W13 FST=[YR=2016] N3 W6 S4 E6 N1$ S1 W6 N4 W4 S6$ N3 W8 S3$ N3 E8 N3 E10 S3 E13 N48 $ PTR=E15 FUS=[YR=2003] E8 S4 E4 S28 W12 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 88 | 3,080 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 720.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 84 | 3,931 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,011

| 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 | 000134 | C | SFR POND | 0 | 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