LOT 93
LOFTON POINTE PB 6/325

NEWMAN ROBERT D JR/SMITH MARY E
96294 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

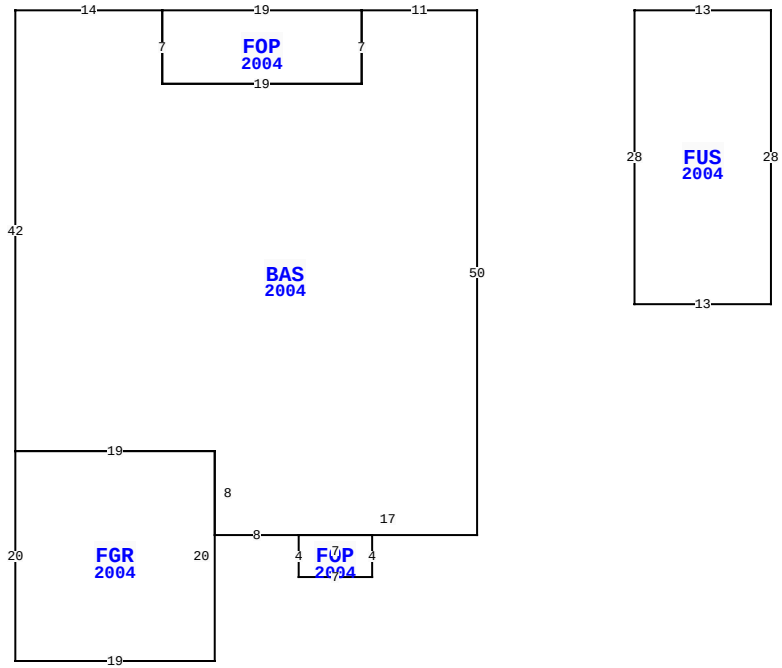
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,915	100	1,915	214,104
FGR	380	55	209	23,367
FOP	28	30	8	894
FOP	133	30	40	4,472
FUS	364	100	364	40,696
TOTALS	2,820		2,536	283,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,536	100.3200	119.13	302,114	2004	2009	0	0	0	6.15	93.85

1 SNGL FAM – 100% - 2021 Heated Area: 2279 HX Base Yr 2021



96294 RIDGEWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,534
TOTAL MARKET OB/XF VALUE		3,203
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		351,737
SOH/AGL Deduction		118,516
ASSESSED VALUE		233,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,221
TOTAL JUST VALUE		351,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412457	NEW CONSTR	175,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2282/0333	6/14/2019	WD	Q	I	01	252,000
GRANTOR: FIORE KATHLEEN						
GRANTEE: NEWMAN ROBERT D JR						
2243/1500	12/14/2018	QC	U	I	11	100
GRANTOR: FIORE LOUIS						
GRANTEE: FIORE KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] W19 S7 E19 N7 $ S7 W19 N7 W14 S42 FGR=[YR=2004] S20 E19 N20 W19 $ E19 S8 E8 FOP=[YR=2004] S4 E7 N4 W7 $ E17 N50 $ PTR= E15 FUS=[YR=2004] E13 S28 W13 N28 $ 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	0855	CONC PAVER	0	100	0	0	75.00	SF	10.00	10.00	100	2004	2004	3	86	645	
2	0811	CONCRETE B	0	100	0	0	572.00	SF	5.20	5.20	100	2004	2004	3	86	2,558	

LAND DESCRIPTION

TOTAL OB/XF 3,203

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	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