LOT 97
LOFTON POINTE PB 6/325

**CHISHOLM CLINT E & DEBRA A**
96220 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

**2023**

**01-2N-27-1270-0097-0000**

## BUILDING CHARACTERISTICS

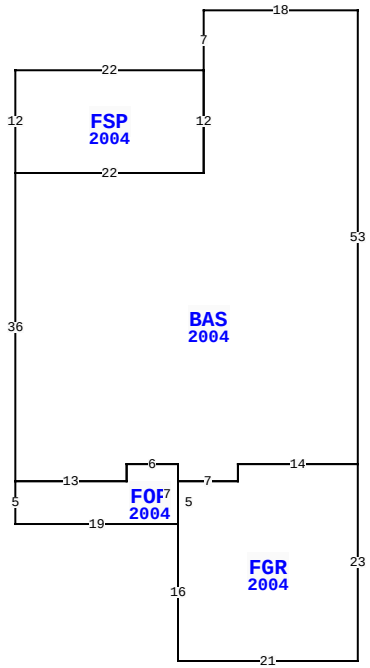
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 |
| NEIGHBORHOOD/LOC | 4044.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,742 | 100 | 1,742 | 199,134 |
| FGR | 469 | 55 | 258 | 29,493 |
| FOP | 107 | 30 | 32 | 3,658 |
| FSP | 264 | 40 | 106 | 12,118 |
| TOTALS | 2,582 | | 2,138 | 244,402 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,138 | 102.4100 | 121.61 | 260,002 | 2004 | 2009 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 1742 HX Base Yr




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

96220 RIDGEWOOD CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 244,402 |
| TOTAL MARKET OB/XF VALUE | 6,308 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 315,710 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 315,710 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 315,710 |
| TOTAL JUST VALUE | 315,710 |
| NCON VALUE | 250,710 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 252,012 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2637/1012 | 5/09/2023 | WD | Q | I | 01 | 360,000 |
| GRANTOR: DORMEYER MICHAEL & MA | | | | | | |
| GRANTEE: CHISHOLM CLINT E & | | | | | | |
| 2574/1041 | 6/27/2022 | LE | U | I | 11 | 100 |
| GRANTOR: DORMEYERE MICHAEL JEA | | | | | | |
| GRANTEE: HUBER ALEXANDRIA M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W18 S7 FSP=[YR=2004] W22 S12 E22 N12 $ S12 W22 S36 FOP=[YR=2004] S5 E19 FGR=[YR=2004] S16 E21 N23 W14 S2 W7 S5$ N7 W6 S2 W13 $ E13 N2 E6 S2 E7 N2 E14 N53 $ .

## 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 | 2004 | 2004 | 3 | 89 | 3,115 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 564.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 86 | 2,522 | |
| 3 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 78.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 86 | 671 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,308

| 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 | | | 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