LOT 105
LOFTON POINTE PB 6/325

CAPBRETON TRUST/LINTHICUM JAY B TRUSTEE
2745 CALL HILL RD
NASHVILLE, TN 37211

2023

01-2N-27-1270-0105-0000

BUILDING CHARACTERISTICS

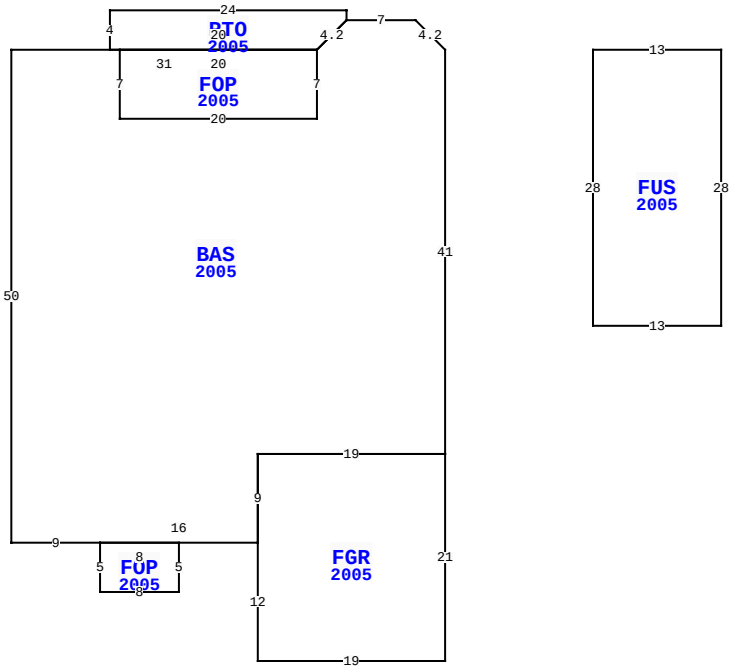
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,059	100	2,059	205,064
FGR	399	55	219	21,811
FOP	40	30	12	1,196
FOP	140	30	42	4,183
FUS	364	100	364	36,252
PTO	92	5	5	498
TOTALS	3,094		2,701	269,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	2,701	101.2320	120.21	324,687	2005	2005	0	0	9	8.15	82.85

1 SNGL FAM – 0% - 0 Heated Area: 2423 HX Base Yr



96074 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	269,003
TOTAL MARKET OB/XF VALUE	6,774
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	340,777
SOH/AGL Deduction	36,594
ASSESSED VALUE	304,183
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,183
TOTAL JUST VALUE	340,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509135	MECH OTHER	0	02/01/2005
B13315	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/799	7/11/2023	QC	U	I	11	100
GRANTOR: LINTHICUM JAY						
GRANTEE: CAPBRETON TRUST						
2481/0903	7/22/2021	WD	Q	I	01	350,000
GRANTOR: KRAMEK MARY F & DAVID						
GRANTEE: LINTHICUM JAY & JES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W7 PTO=[YR=2005] N1 W24 S4 E1
FOP=[YR=2005] S7 E20 N7 W20$ E20 U3 R3 $ D3 L3 W31 S50 E9
FOP=[YR=2005] S5 E8 N5 W8$ E16 FGR=[YR=2005] S12 E19 N21
W19 S9$ N9 E19 N41$ PTR=E15 FUS=[YR=2005] 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0810	CONCRETE A	0	0	0	0	544.00	SF	6.50	6.50	100	2005	2005	3	87	3,076	
3	0855	CONC PAVER	0	0	21	3	63.00	SF	10.00	10.00	100	2005	2005	3	87	548	

LAND DESCRIPTION

TOTAL OB/XF 6,774

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 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS