

JOHNSON KALE
96301 RIDGEWOOD CR
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 70

16WD FR STUC 30

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

14CARPET 70

08SHT VINYL 30

03CENTRAL 100

04AIR DUCTED 100
3 100
2 100

02WOOD FRAME 100
1. 1. 100
0 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4044.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,8231001,823190,880

FGR4895526928,166

FOP30309942

FOP14430434,502

TOTALS2,4862,144224,491

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A003416544.00SF6.506.50100200420043842,970

20810CONCRETE A0024372.00SF6.506.5010020042004384393

30500FP-PRE FAB00001.00UT3,500.003,500.00100200720073913,185

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0100012,144119.3493113.38

REPL. COST NEWAYB

243,0872007

EYBECONFNCT

20070007.6592.35

% COND

HEATED AREA: 1823HX Base Yr

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE224,491

TOTAL MARKET OB/XF VALUE6,548

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE296,039

SOH/AGL Deduction41,363

ASSESSED VALUE254,676

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE254,676

TOTAL JUST VALUE296,039

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE304,735

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2682/119910/11/2023QC U I 11100

GRANTOR: JOHNSON KALE

GRANTEE: JOHNSON KALE

1786/09783/30/2012WD Q I 02134,000

GRANTOR: VERBAARSCHOTT KURT T

GRANTEE: JOHNSON KALE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W12 BAS=[YR=2007] W27 S49 FGR=[YR=2007] S21 E22N15 FOP=[YR=2007] E6 N5W6S5\$N9 W9S3W13\$ E13 N3E9S4 E6S6E11 N44 W12N12\$ S12E12 N12 \$.