



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	06	Quality Level 06
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	1,891	100	1,891	204,811
FGR	399	55	219	23,719
FOP	28	30	8	866
FOP	133	30	40	4,332
TOTALS	2,451		2,158	233,729

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	100	0	0	78.00	SF	10.00	10.00	
4	1076	TRELLIS A	0	100	19	10	190.00	SF	7.50	7.50	
5	0855	CONC PAVER	0	100	19	10	190.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,158	126.1113	119.81	258,550	2003	2003	0	0	9.60	90.40
1 SINGLE FAM - 100% - 2021 Heated Area: 1891 HX Base Yr 2021											
96291 RIDGEWOOD CIR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,729	
TOTAL MARKET OB/XF VALUE		8,265	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		306,994	
SOH/AGL Deduction		88,736	
ASSESSED VALUE		218,258	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		168,258	
TOTAL JUST VALUE		306,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,083	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311359	NEW CONSTR	175,000	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2383/0564	8/03/2020	WD	Q	I	01	246,000
GRANTOR: MAYS JASON E & CARRIE						
GRANTEE: KLANSKY CHRISTOPHER						
1496/0515	5/02/2007	WD	Q	I		219,000
GRANTOR: CHIAPPETTA ANTHONY J						
GRANTEE: MAYS JASON E						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W11 FOP=[YR=2003] W19 S7 E19 N7\$ S7 W19 N7 U3 L3 W8 D3 L3 S39 FGR=[YR=2003] S21 E19 N21 W19\$ E19 S11 E9 FOP=[YR=2003] S4 E7 N4 W7\$ E16 N50\$.											