LOT 34
LOFTON POINTE PB 6/325

BRINGHURST CONNOR JARED & REILLEY A
54043 CORLEY DR
CALLAHAN, FL 32011

2024

01-2N-27-1270-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

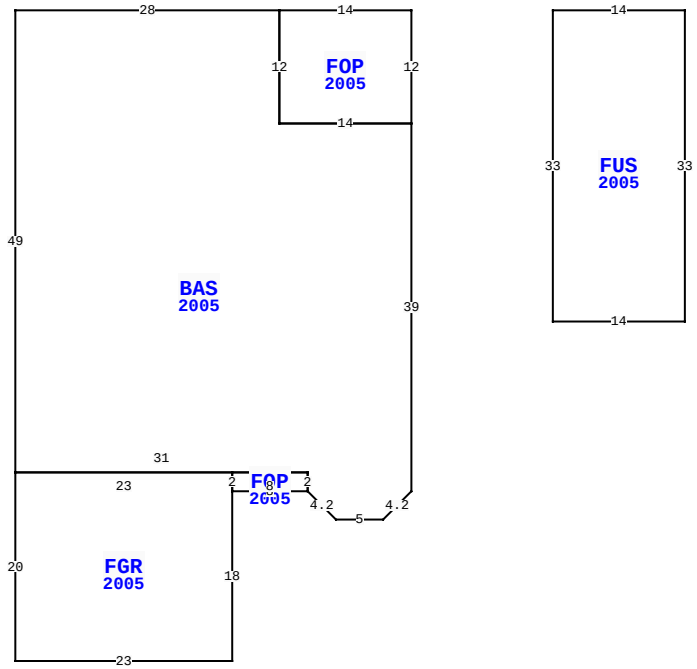
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,936	100	1,936	207,378
FGR	460	55	253	27,101
FOP	16	30	5	535
FOP	168	30	50	5,356
FUS	462	100	462	49,488
TOTALS	3,042		2,706	289,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,706	123.4272	117.26	317,306	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2021 Heated Area: 2398 HX Base Yr 2021



96261 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		289,859
TOTAL MARKET OB/XF VALUE		2,583
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		357,442
SOH/AGL Deduction		102,544
ASSESSED VALUE		254,898
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		204,898
TOTAL JUST VALUE		357,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15861	ELEC OTHER	1,950	09/01/2005
M10332	MECH OTHER	0	09/01/2005
P09803	OTHER	0	08/01/2005
R07868	REPAIR/RRF	2,000	07/01/2005
B15553	NEW CONSTR	180,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0946	8/03/2020	WD	Q	I	02	259,000
GRANTOR: BRULAND JESSICA						
GRANTEE: BRINGHURST CONNOR J						
2170/0405	12/22/2017	QC	U	I	11	100
GRANTOR: BRULAND JESSICA &						
GRANTEE: BRULAND JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W14 BAS=[YR=2005] W28 S49 FGR=[YR=2005] S20 E23 N18 FOP=[YR=2005] E8 N2 W8 S2 $ N2 W23 $ E31 S2 R3 D3 E5 U3 R3 N39 W14 N12 $ S12 E14 N12$ PTR= E15 FUS=[YR=2005] E14 S33 W14 N33$ 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	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2005	2005	3	86	2,583	

LAND DESCRIPTION

TOTAL OB/XF 2,583

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/20/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS