LOT 35
LOFTON POINTE PB 6/325

LOGAN STEPHEN M & RACHELE E
96257 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0035-0000

BUILDING CHARACTERISTICS

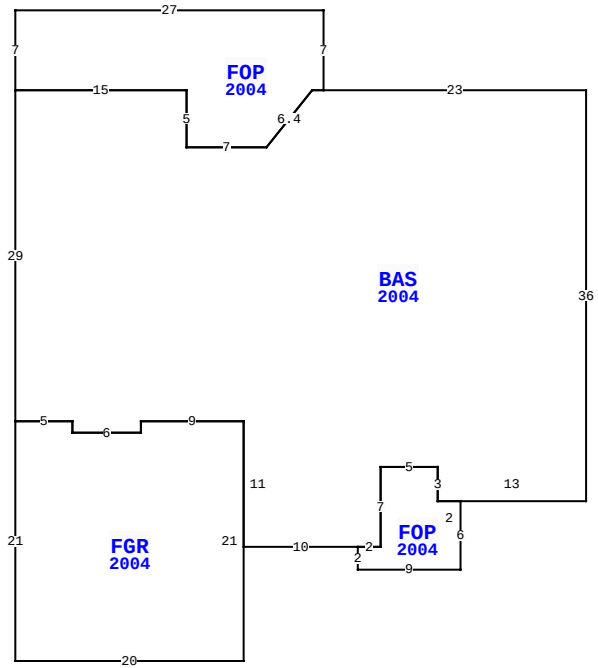
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,654	100	1,654	189,968
FGR	414	55	228	26,187
FOP	61	30	18	2,068
FOP	234	30	70	8,040
TOTALS	2,363		1,970	226,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	128.8161	122.38	241,089	2004	2010	0	0	0	6.15	93.85

1 SINGLE FAM – 0% - 2024 Heated Area: 1654 HX Base Yr



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

96257 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	226,262
TOTAL MARKET OB/XF VALUE	8,268
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	299,530
SOH/AGL Deduction	0
ASSESSED VALUE	299,530
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,530
TOTAL JUST VALUE	299,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413060	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0982	3/14/2023	WD	Q	I	01	393,000
GRANTOR: BENSON SUSAN K &						
GRANTEE: LOGAN STEPHEN M & R						
2412/0346	11/16/2020	WD	Q	I	02	263,000
GRANTOR: LLARENA ALEX & PATSY						
GRANTEE: BENSON SUSAN K & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W23 FOP=[YR=2004] N7 W27 S7 E15 S5 E7 U5 R4 E1 $ W1 L4 D5 W7 N5 W15 S29 FGR=[YR=2004] S21 E20 N21 W9 S1 W6 N1 W5$ E5 S1 E6 N1 E9 S11 E10 FOP=[YR=2004] S2 E9 N6 W2 N3 W5 S7 W2 $ E2 N7 E5 S3 E13 N36 $.

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	0855	CONC PAVER	0	0	0	0	81.00	SF	10.00	10.00	100	2004	2004	3	84	680	
2	0811	CONCRETE B	0	0	0	0	764.00	SF	5.20	5.20	100	2004	2004	3	84	3,337	
3	0462	ST/AL FNC	0	0	54	0	216.00	SF	10.00	10.00	100	2012	2012	3	68	1,469	
4	0476	VF 6 SBPL	0	0	0	0	86.00	LF	32.00	32.00	100	2012	2012	3	83	2,284	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 8,268

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	0	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS