

LOT 36  
IN OR 1941/747  
LOFTON POINTE PB 6/325

CRUSE RICHARD & MARYANN  
96245 RIDGEWOOD CIRCLE  
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0036-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 70     |
| Exterior Wall            | 16 | WD FR STUC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 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       | 1,645            | 100         | 1,645        | 169,763              |
| FGR       | 468              | 55          | 257          | 26,523               |
| FOP       | 16               | 30          | 5            | 516                  |
| FOP       | 120              | 30          | 36           | 3,715                |
| TOTALS    | 2,249            |             | 1,943        | 200,516              |

| 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 | 639.00 | SF | 5.20     | 5.20           |       |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 | 326.00 | SF | 10.00    | 10.00          |       |

| 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  | 1,943     | 120.4763    | 114.45         | 222,376        | 2003 | 2003 | 0    | 0    | 0 | 9.83 | 90.17  |  |
| 1 SINGLE FAM - 100% - 2015 Heated Area: 1645 HX Base Yr 2015 |     |           |             |                |                |      |      |      |      |   |      |        |  |
|                                                              |     |           |             |                |                |      |      |      |      |   |      |        |  |
| BAS 2003                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| FOP 2003                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |
| FGR 2003                                                     |     |           |             |                |                |      |      |      |      |   |      |        |  |

|                                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 96245 RIDGEWOOD CIR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE 03/03/2023 NW LGL DATE       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                               |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 200,516   |             |
| TOTAL MARKET OB/XF VALUE  |  | 8,998     |             |
| TOTAL LAND VALUE - MARKET |  | 65,000    |             |
| TOTAL MARKET VALUE        |  | 274,514   |             |
| SOH/AGL Deduction         |  | 109,288   |             |
| ASSESSED VALUE            |  | 165,226   |             |
| TOTAL EXEMPTION VALUE     |  | 50,000    |             |
| BASE TAXABLE VALUE        |  | 115,226   |             |
| TOTAL JUST VALUE          |  | 274,514   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 282,298   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B0310673   | NEW CONSTR  | 10,000  | 01/01/2003 |
| B0310881   | NEW CONSTR  | 122,757 | 01/01/2003 |

| SALES DATA                   |            |           |     |     |        |            |  |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1941/0747                    | 10/15/2014 | WD        | Q   | I   | 01     | 170,000    |  |
| GRANTOR: NIEHAUS PATRICIA R  |            |           |     |     |        |            |  |
| GRANTEE: CRUSE RICHARD & MAR |            |           |     |     |        |            |  |
| 1192/0876                    | 12/02/2003 | WD        | Q   | I   |        | 164,000    |  |
| GRANTOR: TOUSA HOMES INC     |            |           |     |     |        |            |  |
| GRANTEE: NIEHAUS ROBERT & PA |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12\$ S12 W10 S40 D3 R3 E5 U3 R3 N1 FOP=[YR=2003] E4 FGR=[YR=2003] S18 E21 N21 W12 N3 W9 S6\$ N4 W4 S4\$ N4 E4 N2 E9 S3 E12 N48\$. |  |  |  |  |  |  |  |  |  |  |  |