

LOT 40
IN OR 1301/508
LOFTON POINTE PB 6/325

DEITERING BRYCE B/DEITERING BERNARD G
96203 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0040-0000



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	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	1,808	100	1,808	184,840
FGR	500	55	275	28,115
FOP	121	30	36	3,681
FSP	121	40	48	4,907

TOTALS 2,550 2,167 221,542

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50
4	0855	CONC PAVER	0	0	0	0	484.00	SF	10.00
5	0830	FLAGSTONE	0	0	0	0	66.00	SF	12.00
6	0879	FISH POOL	0	0	0	0	110.00	SF	14.00
7	0885	WATERSCAPE	0	0	0	0	1.00	UT	1,000.00
8	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,167	119.3493	113.38	245,694	2003	2003	0	0	0	9.83	90.17	
1 SINGLE FAM - 0% - 0													
Heated Area: 1808													
HX Base Yr													

The diagram shows a floor plan with three distinct areas labeled in blue text:

- BAS 2003**: A large rectangular area with a vertical dimension of 53 on the left and a horizontal dimension of 25 at the top. A small rectangular section at the top right has a horizontal dimension of 11 and a vertical dimension of 11. The right side of this section has a vertical dimension of 42.
- FGR 2003**: A rectangular area at the bottom left with a vertical dimension of 25 on the left and a horizontal dimension of 20 at the bottom. The right side has a vertical dimension of 16.
- FOP 2003**: A rectangular area at the bottom right with a horizontal dimension of 26 at the top. The right side has a vertical dimension of 8. The bottom right corner has a horizontal dimension of 11 and a vertical dimension of 6.

Other dimensions and labels include:

- A horizontal dimension of 26 for the middle section.
- A vertical dimension of 9 for the middle section.
- A horizontal dimension of 4.2 for the middle section.
- A vertical dimension of 6 for the middle section.
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96203 RIDGEWOOD CIR, FERNANDINA BEACH
BLD DATE 03/03/2023 NW LGL DATE
XF DATE
INC DATE
LAND DATE
AG DATE

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	599.00	SF	5.20	5.20	100	2003	2003	3	83	2,585	
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	2003	2003	3	83	405	
4	0855	CONC PAVER	0	0	0	0	484.00	SF	10.00	10.00	100	2006	2006	3	87	4,211	
5	0830	FLAGSTONE	0	0	0	0	66.00	SF	12.00	12.00	100	2006	2006	3	87	689	
6	0879	FISH POOL	0	0	0	0	110.00	SF	14.00	14.00	100	2006	2006	3	44	678	
7	0885	WATERSCAPE	0	0	0	0	1.00	UT	1,000.00	1,000.00	88	2006	2006	3	88	880	
8	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	87	102	

TOTAL OB/XF									
12,595									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,542	
TOTAL MARKET OB/XF VALUE		12,595	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		299,137	
SOH/AGL Deduction		40,683	
ASSESSED VALUE		258,454	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,454	
TOTAL JUST VALUE		299,137	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310829	NEW CONSTR	139,274	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1301/0508	3/11/2005	WD	Q	I		195,000	
GRANTOR: PRUDENTIAL RESIDENTIA							
GRANTEE: DEITERING BERNARD G							
1301/0506	3/11/2005	WD	Q	I		195,000	
GRANTOR: EWING GEORGE M JR & S							
GRANTEE: PRUDENTIAL RESIDENT							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FSP=[YR=2003] W11 BAS=[YR=2003] W25 S53 FGR=[YR=2003] S25 E20 N16 FOP=[YR=2003] E6 N1 E11 N8 W1 D3 L3 W4 U3 L3 W6 S9\$ N9 W20\$ E26 D3 R3 E4 U3 R3 N42 W11 N11\$ S11 E11 N11\$.							