



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	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	1,740	100	1,740	188,211
FGR	420	55	231	24,987
FOP	72	30	22	2,380
FSP	156	40	62	6,706
FUS	452	100	452	48,891
TOTALS	2,840		2,507	271,176

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	16	3	48.00	SF	10.00		
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,507	124.6416	118.41	296,854	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 0% - 2024											
Heated Area: 2192											
HX Base Yr											

96197 RIDGEWOOD CIR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE 03/03/2023 NW LGL 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										271,176	
TOTAL MARKET OB/XF VALUE										2,828	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										339,004	
SOH/AGL Deduction										0	
ASSESSED VALUE										339,004	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										339,004	
TOTAL JUST VALUE										339,004	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										349,410	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007754	REMODEL	3,344	07/22/2019
00413058	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2714/1998	5/29/2024	WD	U	I	37	312,500	
GRANTOR:ALLEN EDYTHE C LVG TR							
GRANTEE:YAMASA CO LTD							
1385/1351	1/31/2006	WD	U	I	01	100	
GRANTOR:ALLEN EDYTHE C							
GRANTEE:ALLEN EDYTHE C TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2005] W12 S13 BAS=[YR=2005] W28 S40 FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N6 W2 N4 W6 S10\$ N13 W20\$ E20 S3 E6 S4 E2 S1 D2 R3 E4 U2 R3 N1E2N47W12\$ E12N13\$ PTR=E15 FUS=[YR=2005] E12 N5 E10 S26 W10 N5 W12 N16\$ W15 \$.											

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

TOTAL OB/XF											
2,828											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	1.00