

LOT 42
IN OR 1620/1378
LOFTON POINTE PB 6/325

BEACH GREGORY C
96191 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	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		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

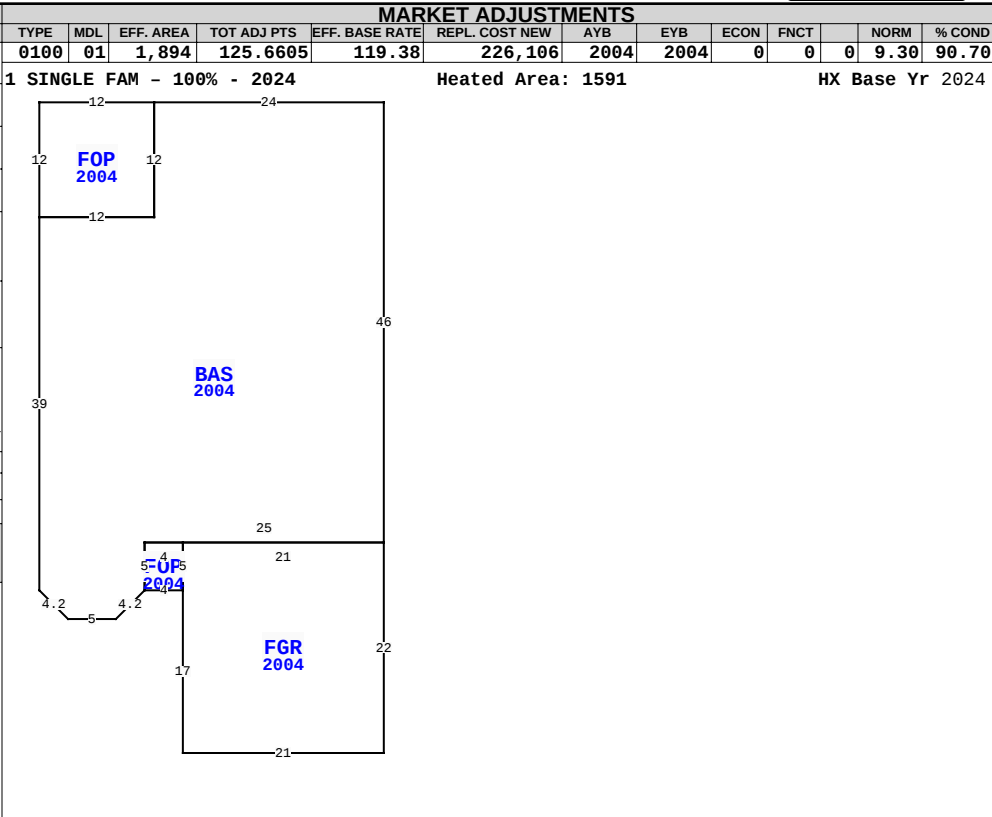
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	1,591	172,270
FGR	462	55	254	27,503
FOP	20	30	6	649
FOP	144	30	43	4,656

TOTALS	2,217		1,894	205,078
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	688.00	SF	5.20	
3	0830	FLAGSTONE	0 100	0	0	356.00	SF	12.00	
4	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00



96191 RIDGEWOOD CIR, FERNANDINA BEACH	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC 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	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0 100	0	0	688.00	SF	5.20	5.20	100	2004	2004	3	84	3,005	
3	0830	FLAGSTONE	0 100	0	0	356.00	SF	12.00	12.00	100	2004	2004	3	84	3,588	
4	0940	SHEDS/PORT	0 100	10	7	70.00	SF	30.00	30.00	100	2009	2009	3	40	840	

TOTAL OB/XF										10,513						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				205,078	
TOTAL MARKET OB/XF VALUE				10,513	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				280,591	
SOH/AGL Deduction				0	
ASSESSED VALUE				280,591	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				230,591	
TOTAL JUST VALUE				280,591	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				289,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412401	NEW CONSTR	137,000	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/0961	7/13/2022	WD	Q	I	01	375,000
GRANTOR: PEAT DAVID & LISA						
GRANTEE: BEACH GREGORY C						
1620/1378	5/14/2009	WD	Q	I	01	155,000
GRANTOR: BOGDANOVICH JOHN M &						
GRANTEE: PEAT DAVID & LISA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W24 FOP=[YR=2004] W12 S12 E12 N12 \$ S12 W12 S39 D3 R3 E5 U3 R3 FOP=[YR=2004] E4 FGR=[YR=2004] S17 E21 N22 W21 S5\$ N5 W4 S5\$ N5 E25 N46\$. \$.									