LOT 44
LOFTON POINTE PB 6/325

BURNETTE CORBETT JENNINGS II & MARTHA SUSAN
96185 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

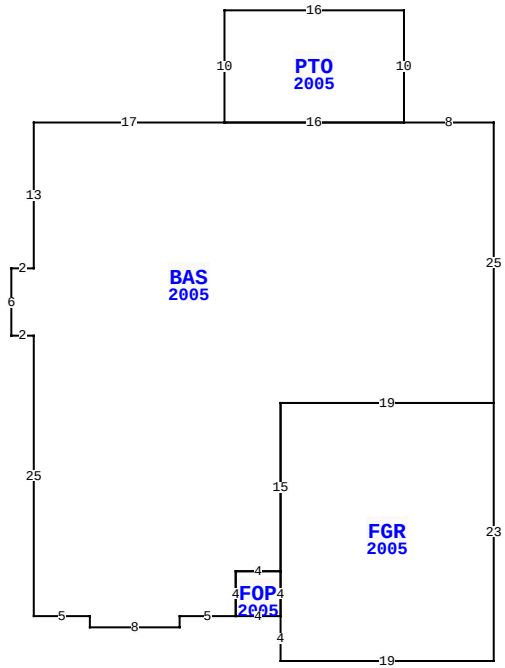
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,447	100	1,447	168,460
FGR	437	55	240	27,941
FOP	16	30	5	582
PTO	160	5	8	931
TOTALS	2,060		1,700	197,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,700	132.4800	125.86	213,962	2005	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1447 HX Base Yr 2024



96185 RIDGEWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,915
TOTAL MARKET OB/XF VALUE		2,583
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		265,498
SOH/AGL Deduction		0
ASSESSED VALUE		265,498
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		215,498
TOTAL JUST VALUE		265,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005792	WINDOWS/DOOR	0	07/23/2020
B20919	REMODEL	1,471	01/01/2008
E14428	ELEC OTHER	1,700	02/01/2005
M09336	MECH OTHER	0	02/01/2005
P0508982	OTHER	0	02/01/2005
R047032	REPAIR/RRF	2,600	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/1373	10/18/2023	QC	U	I	11	100
GRANTOR: PHILLIPS MARTHA SUSAN						
GRANTEE: BURNETTE CORBETT JE						
2628/1936	4/03/2023	WD	Q	I	01	339,900
GRANTOR: WOODS DIANA R & RONAL						
GRANTEE: PHILLIPS MARTHA SUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W8 W16 W17 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 N4 E4 N15 E19 N25 $
FGR=[YR=2005;ORIG=-19,44] S4 E19 N23 W19 S15 S4 $
PTO=[YR=2005;ORIG=-8,0] N10 W16 S10 E16 $
FOP=[YR=2005;ORIG=-23,44] E4 N4 W4 S4 $
.

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	0810	CONCRETE A	0	100	0	0	462.00	SF	6.50	6.50	100	2005	2005	3	86	2,583	

LAND DESCRIPTION

TOTAL OB/XF 2,583

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	100	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 03/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS