



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 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	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	2,056	100	2,056	221,913
FGR	380	55	209	22,559
FOP	45	30	14	1,511
FOP	149	30	45	4,857

TOTALS	2,630		2,324	250,840
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0825	BRICK	0 100	25	3	75.00	SF	12.50	
2	0811	CONCRETE B	0 100	0	0	560.00	SF	5.20	
3	0861	POOL GUNIT	0 100	0	0	206.00	SF	85.00	
4	0910	SCRN RM L	0 100	19	38	722.00	SF	15.00	
5	0845	KOOL DECK	0 100	0	0	554.00	SF	7.25	
6	0462	ST/AL FNC	0 100	0	0	392.00	SF	10.00	
7	0940	SHEDS/PORT	0 100	7	3	21.00	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		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	2,324	124.9843	118.74	275,952	2004	2004	0	0	9.10	90.90
1 SINGLE FAM - 100% - 2009 Heated Area: 2056 HX Base Yr 2009											
96163 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 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		250,840	
TOTAL MARKET OB/XF VALUE		18,323	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		334,163	
SOH/AGL Deduction		137,757	
ASSESSED VALUE		196,406	
TOTAL EXEMPTION VALUE		HX HB WR VX 60,000	
BASE TAXABLE VALUE		136,406	
TOTAL JUST VALUE		334,163	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414233	REMODEL	7,812	12/01/2004
B0311936	NEW CONSTR	0	11/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2712/1377	5/17/2024	WD	Q	I	01
GRANTOR: STRAUB JOSEPH B SR					
GRANTEE: MCGOWEN BRENDAN & L					
2141/0620	8/10/2017	QC	U	I	11
GRANTOR: STRAUB JOSEPH B SR &					
GRANTEE: STRAUB JOSEPH B SR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W10 FOP=[YR=2004] W16 D3 R3 S11 E10 N11 R3 U3 \$ D3 L3 S11 W10 N11 L3 U3 W18 S45 FGR=[YR=2004] S20 E19 N20 W19\$ E19 S9 E8 FOP=[YR=2004] S5 E9 N5 W9\$ E17 N54\$.									

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		PUD	0.00	0.00	1.00