

LOT 48
IN OR 2090/1327
LOFTON POINTE PB 6/325

WILEY GUY DUANE & ASHLEY DRAKE
96153 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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 Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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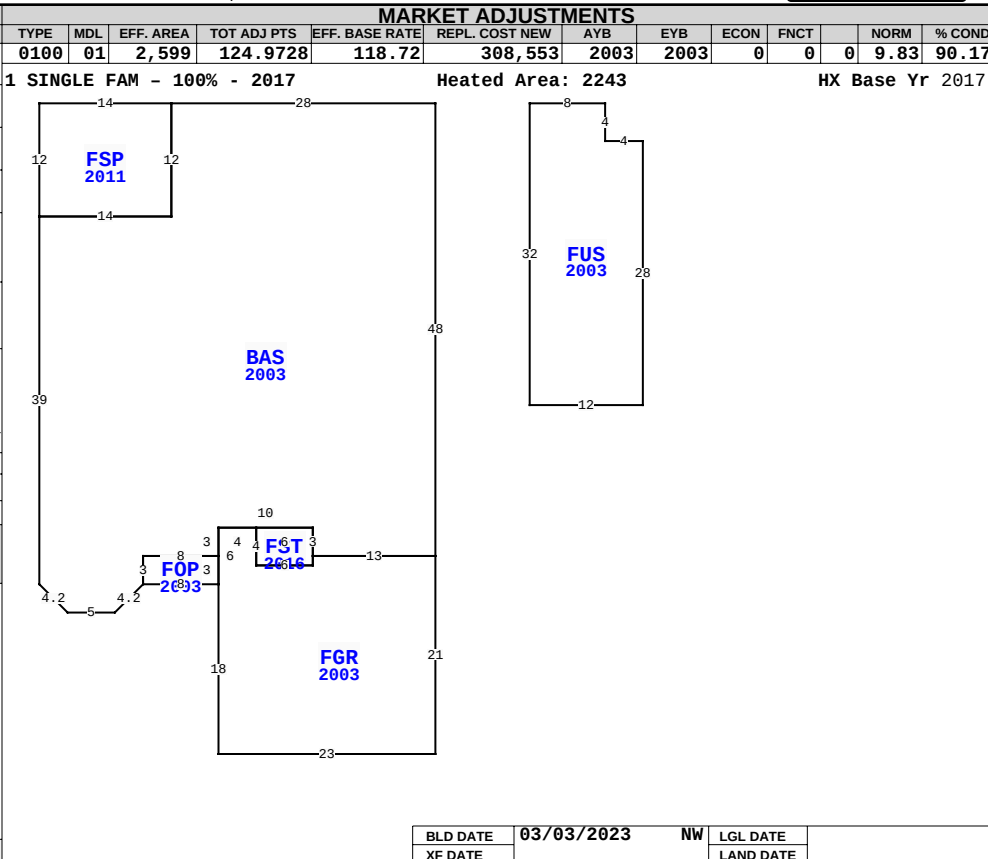
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	1,875	200,718
FGR	489	55	269	28,797
FOP	24	30	7	749
FSP	168	40	67	7,172
FST	24	55	13	1,391
FUS	368	100	368	39,394

TOTALS	2,948		2,599	278,222
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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	0810	CONCRETE A	0 100	0	0	634.00	SF	6.50	
3	1242	WD DECK A	0 100	0	0	252.00	SF	10.00	

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



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

96153 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		278,222	
TOTAL MARKET OB/XF VALUE		7,070	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		350,292	
SOH/AGL Deduction		137,381	
ASSESSED VALUE		212,911	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		162,911	
TOTAL JUST VALUE		350,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311477	NEW CONSTR	162,366	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2090/1327	12/22/2016	WD	Q	I	01
GRANTOR: REAVES LEWIS C & MARA					
GRANTEE: WILEY GUY DUANE & A					
1204/0269	1/27/2004	WD	U	I	21
GRANTOR: TOUSA HOMES INC					
GRANTEE: REAVES LEWIS C & MA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W28 FSP=[YR=2011] W14 S12 E14 N12\$ S12 W14 S39 R3 D3 E5 U3 R3 FOP=[YR=2003] E8 FGR=[YR=2003] S18 E23 N21 W13 FST=[YR=2016] N3 W6 S4 E6 N1\$ S1 W6 N4 W4 S6\$ N3 W8S3\$ N3 E8 N3 E10 S3 E13 N48\$ PTR=E10FUS=[YR=2003] E8 S4 E4 S28 W12 N32\$ W10\$.									

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