



| 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            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 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    |

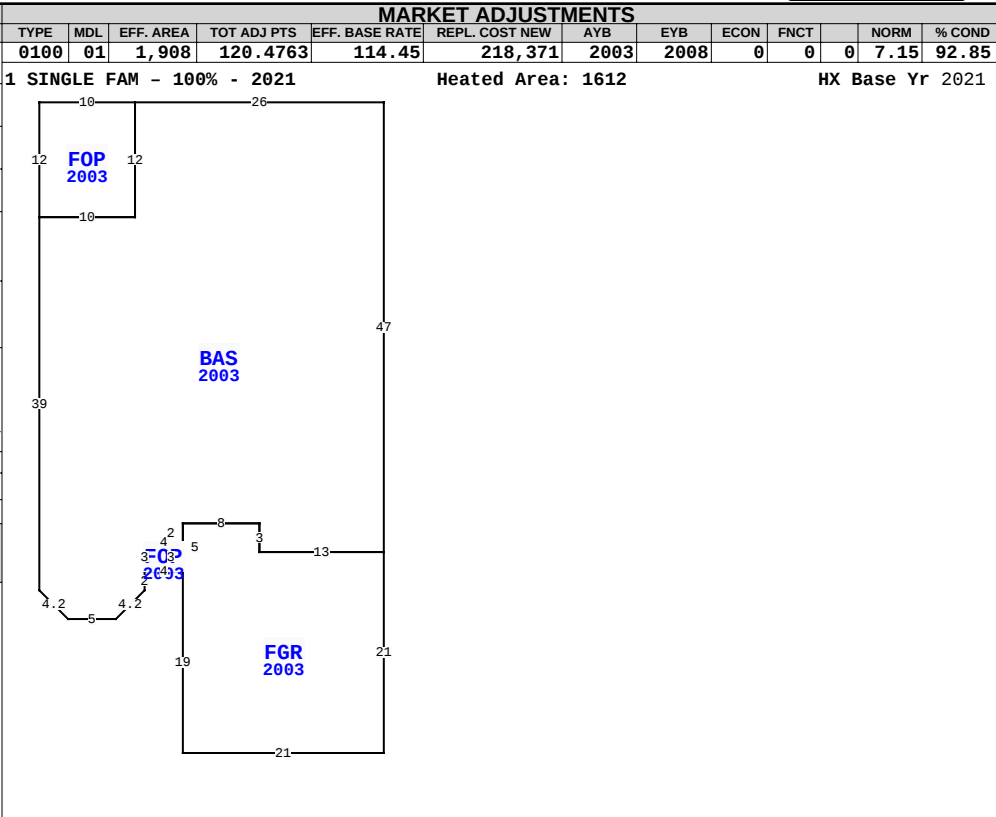
|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 04 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4044.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,612            | 100         | 1,612        | 171,302              |
| FGR       | 465              | 55          | 256          | 27,204               |
| FOP       | 12               | 30          | 4            | 425                  |
| FOP       | 120              | 30          | 36           | 3,825                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,209 | 1,908 | 202,757 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00   | UT | 3,500.00 |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 642.00 | SF | 5.20     |
| 3              | 0810       | CONCRETE A  | 0   | 100 | 12 | 11 | 132.00 | SF | 6.50     |



|                                       |                     |    |           |
|---------------------------------------|---------------------|----|-----------|
| 96097 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       | 2003    | 2003        | 3 | 87     | 3,045           |       |
| 2   | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 642.00 | SF | 5.20     | 5.20           | 100       | 2003    | 2003        | 3 | 83     | 2,771           |       |
| 3   | 0810       | CONCRETE A  | 0   | 100 | 12 | 11 | 132.00 | SF | 6.50     | 6.50           | 100       | 2003    | 2003        | 3 | 83     | 712             |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |        |  |  | 6,528 |  |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|--------|--|--|-------|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |  |       |  |
| 1                | 000134   | C   | SFR POND             | 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         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |           |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |  |  | Tax Dist: |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 202,757      |  |  |  |           |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 6,528        |  |  |  |           |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 65,000       |  |  |  |           |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 274,285      |  |  |  |           |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 109,367      |  |  |  |           |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 164,918      |  |  |  |           |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000       |  |  |  | HX HB     |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 114,918      |  |  |  |           |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 274,285      |  |  |  |           |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |           |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |           |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 282,097      |  |  |  |           |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20009237   | REPAIR/RRF  | 9,900   | 10/02/2020 |
| B0310833   | NEW CONSTR  | 122,757 | 01/01/2003 |

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2333/1155                      | 1/21/2020 | WD           | Q      | I      | 02        | 225,000       |  |
| GRANTOR: COYLE MICHAEL J & REB |           |              |        |        |           |               |  |
| GRANTEE: OSBORNE WILLIAM KEI   |           |              |        |        |           |               |  |
| 2176/0966                      | 1/12/2018 | WD           | Q      | I      | 02        | 205,000       |  |
| GRANTOR: BOKOWY CHRISTOPHER A  |           |              |        |        |           |               |  |
| GRANTEE: COYLE MICHAEL J & R   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12 \$ S12 W10 S39 R3 D3 E5 U3 R3 N2 FOP=[YR=2003] E4 FGR=[YR=2003] S19 E21 N21 W13 N3 W8 S5 \$ N3 W4 S3 \$ N3 E4 N2 E8 S3 E13 N47 \$ . |  |  |  |  |  |  |  |  |  |