LOT 89
LOFTON POINTE PB 6/325

PRESTON ZACHARY J & COURTNEY ALYSSA
96054 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0089-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

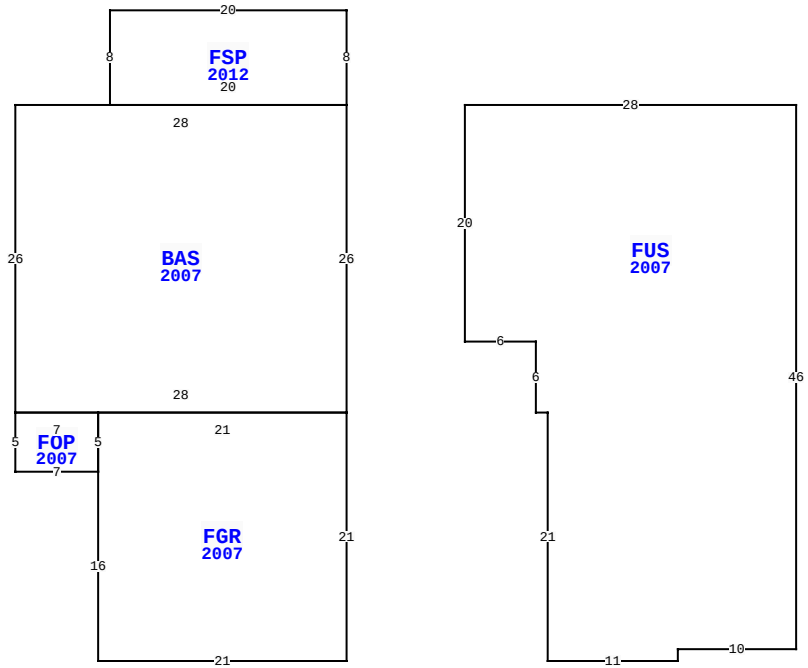
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	728	79,178
FGR	441	55	243	26,429
FOP	35	30	10	1,088
FSP	160	40	64	6,960
FUS	1,123	100	1,123	122,138
TOTALS	2,487		2,168	235,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	123.9700	117.77	255,325	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1851 HX Base Yr 2024



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

96054 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		235,793
TOTAL MARKET OB/XF VALUE		6,011
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,804
SOH/AGL Deduction		0
ASSESSED VALUE		306,804
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		251,804
TOTAL JUST VALUE		306,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18748	NEW CONSTR	2,000	02/01/2007
M12720	H/AC	0	02/01/2007
P11066	NEW CONSTR	0	05/01/2006
C17332	CO ISSUED	0	03/01/2006
B17332	NEW CONSTR	176,605	03/01/2006
R09036	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1989	3/23/2023	WD	Q	I	01	362,000
GRANTOR: THOMAS CAMERON M						
GRANTEE: PRESTON ZACHARY JAM						
2380/1383	7/30/2020	WD	Q	I	01	255,000
GRANTOR: GRAETER PAUL CHARLES						
GRANTEE: THOMAS CAMERON M						

BUILDING NOTES

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	940.00	SF	6.50	6.50	100	2007	2007	3	88	5,377	
2	0855	CONC PAVER	0	100	24	3	72.00	SF	10.00	10.00	100	2007	2007	3	88	634	

BUILDING DIMENSIONS

FSP=[YR=2012] N8W20S8E20$BAS=[YR=2007] W28 S26 FOP=[YR=2007] S5E7 FGR=[YR=2007] S16 E21N21W21S5$N5W7$ E28N26$ PTR= E10 FUS=[YR=2007] S20E6 S6E1S21 E11 N1E10 N46W28$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 6,011

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS