



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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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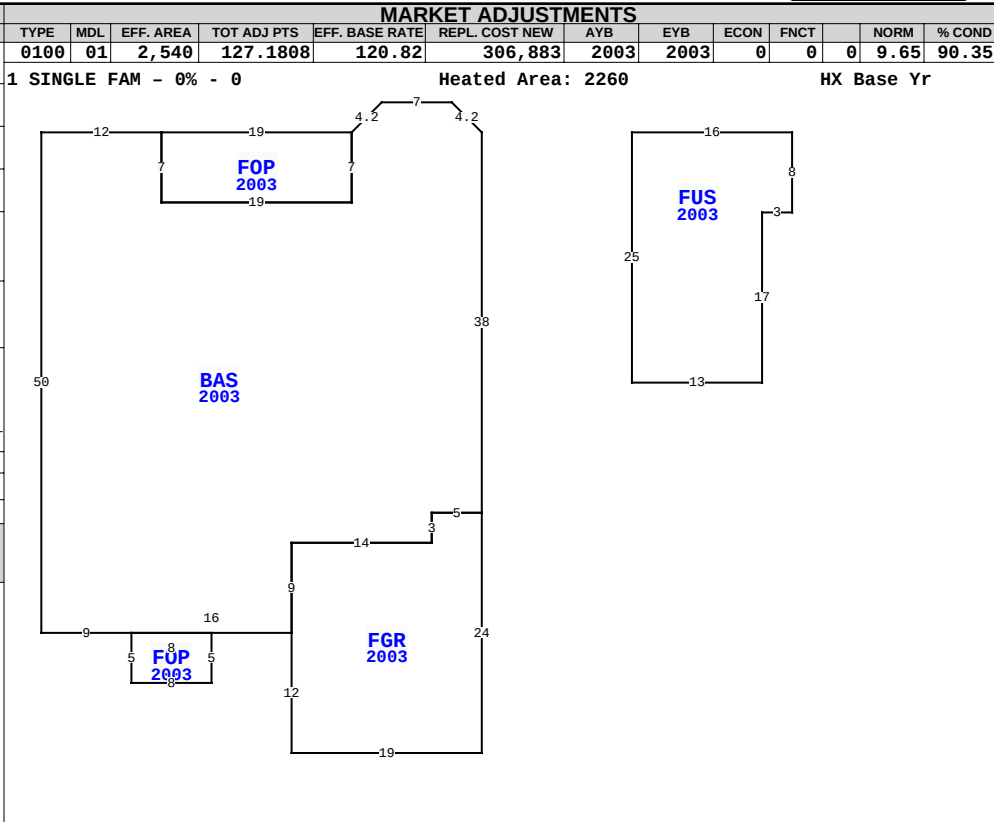
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,911	100	1,911	208,606
FGR	414	55	228	24,889
FOP	40	30	12	1,310
FOP	133	30	40	4,367
FUS	349	100	349	38,097

TOTALS	2,847		2,540	277,269
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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	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0	0	0	568.00	SF	5.20	
3	0855	CONC PAVER	0	0	0	54.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00

REVIEW DATE	03/25/2020	BY	NWA
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96316 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	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	0	0	568.00	SF	5.20	5.20	100	2003	2003	3	83	2,451	
3	0855	CONC PAVER	0	0	0	54.00	SF	7.00	7.00	100	2003	2003	3	83	314	

TOTAL OB/XF										5,810						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

Total Acres: 0.00	Total Land Value: 65,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE					277,269
TOTAL MARKET OB/XF VALUE					5,810
TOTAL LAND VALUE - MARKET					65,000
TOTAL MARKET VALUE					348,079
SOH/AGL Deduction					0
ASSESSED VALUE					348,079
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					348,079
TOTAL JUST VALUE					348,079
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					358,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310971	NEW CONSTR	160,919	04/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2521/1978	12/15/2021	WD	Q	I	02	325,000
GRANTOR: CAIN JASON L & SARA						
GRANTEE: 96316 RIDGEWOOD CIR						
1994/0749	7/27/2015	WD	Q	I	02	210,000
GRANTOR: MARILYN J MANNELL TRU						
GRANTEE: CAIN JASON L & SARA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] L3 U3 W7 D3 L3 FOP=[YR=2003] W19 S7 E19 N7\$ S7 W19 N7 W12 S50 E9 FOP=[YR=2003] S5 E8 N5 W8\$ E16 FGR=[YR=2003] S12 E19 N24 W5 S3 W14 S9\$ N9 E14 N3 E5 N38\$ PTR=E15 FUS=[YR=2003] E16 S8 W3 S17 W13 N25\$ W15\$.									