

LOT 94
IN OR 2060/1953
LOFTON POINTE PB 6/325

KUBALA JOSHUA A
96272 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

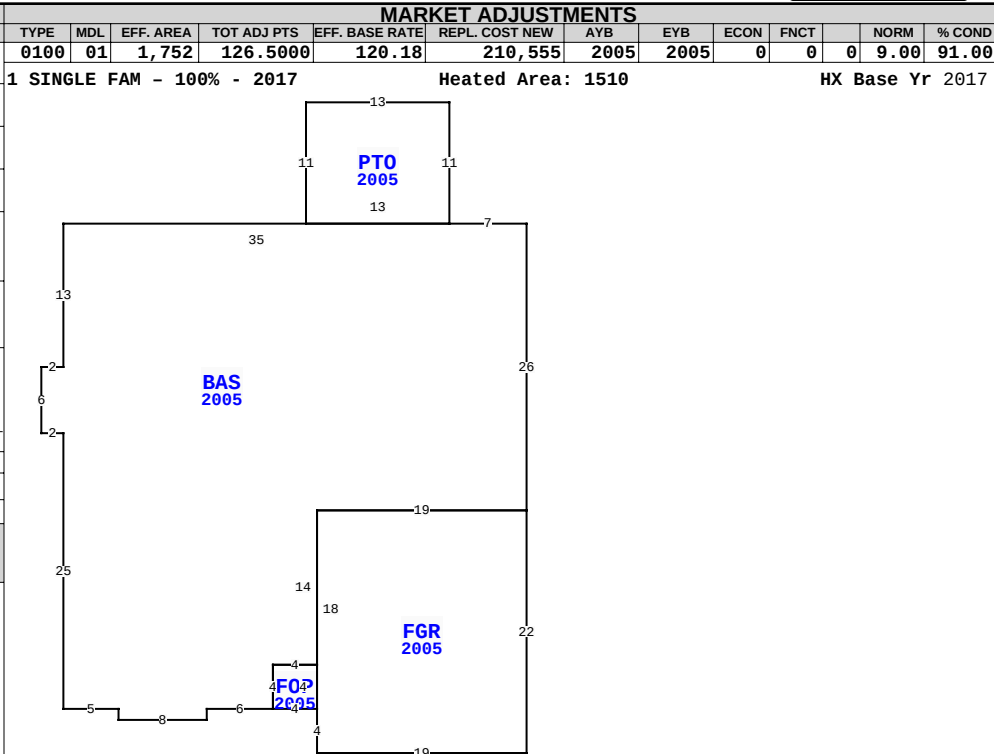
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,510	100	1,510	165,140
FGR	418	55	230	25,153
FOP	16	30	5	547
PTO	143	5	7	765

TOTALS	2,087		1,752	191,605
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	660.00	SF	5.20	5.20	100	2005
2	0810	CONCRETE A	0	100	13	52.00	SF	6.50	6.50	100	2005
3	0855	CONC PAVER	0	100	0	118.00	SF	10.00	10.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003	PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		191,605	
TOTAL MARKET OB/XF VALUE		4,270	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		260,875	
SOH/AGL Deduction		100,741	
ASSESSED VALUE		160,134	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,134	
TOTAL JUST VALUE		260,875	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15788	NEW CONSTR	111,024	01/19/2006
E16040	ELEC OTHER	1,500	10/01/2005
M10553	MECH OTHER	0	10/01/2005
P09981	OTHER	0	09/01/2005
R08044	REPAIR/RRF	2,000	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2060/1953	7/25/2016	WD Q	I	01	
GRANTOR: MOELLER AMANDA MILLER					
GRANTEE: KUBALA JOSHUA A					
1388/0711	2/10/2006	WD Q	I		
GRANTOR: TOUSA HOMES INC					
GRANTEE: MILLER AMANDA K					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W7 PTO=[YR=2005] N11 W13 S11 E13 \$ W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E6 FOP=[YR=2005] E4 FGR=[YR=2005] S4 E19 N22 W19 S18 \$ N4 W4 S4 \$ N4 E4 N14 E19 N26 \$.											