



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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

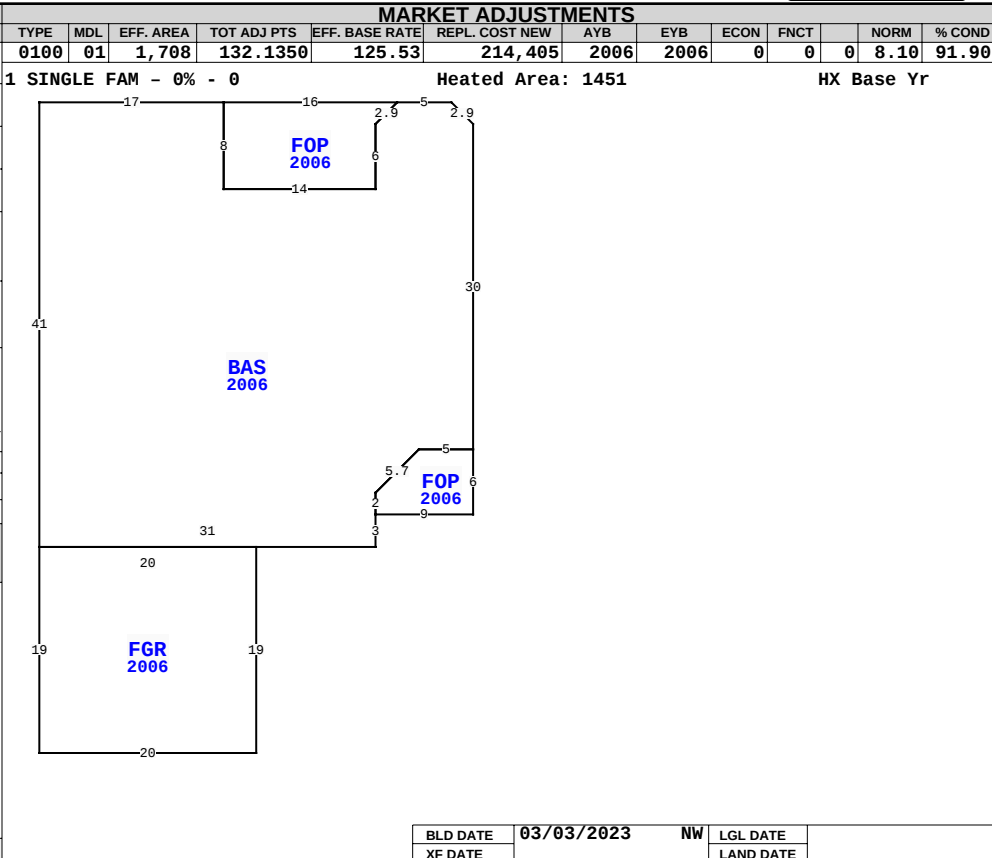
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	1,451	167,390
FGR	380	55	209	24,111
FOP	46	30	14	1,615
FOP	114	30	34	3,922
TOTALS	1,991		1,708	197,038

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	42	3	126.00	SF	10.00	10.00	
2	0811	CONCRETE B	0	0	0	0	722.00	SF	5.20	5.20	
3	0855	CONC PAVER	0	0	0	0	462.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT	



96172 RIDGEWOOD CIR, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
126.00	SF	10.00	10.00	100	2006	2006	3	87	1,096		
722.00	SF	5.20	5.20	100	2006	2006	3	87	3,266		
462.00	SF	10.00	10.00	100	2013	2013	3	94	4,343		

TOTAL OB/XF											
8,705											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										197,038	
TOTAL MARKET OB/XF VALUE										8,705	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										270,743	
SOH/AGL Deduction										0	
ASSESSED VALUE										270,743	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										270,743	
TOTAL JUST VALUE										270,743	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										278,367	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11508	MECH OTHER	0	05/01/2006
M11508	MECH OTHER	0	05/01/2006
P11014	OTHER	0	04/01/2006
P11014	OTHER	0	04/01/2006
B17333	NEW CONSTR	108,856	03/01/2006
C17333	CO ISSUED	108,856	03/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2526/0823	12/22/2021	QC	U	I	11		100		
GRANTOR: IWANOW STANISLAW L/E									
GRANTEE: IWANOW STANISLAW									
2524/1809	12/22/2021	QC	U	I	11		100		
GRANTOR: IWANOW STANISLAW L/E									
GRANTEE: IWANOW STANISLAW									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] U2 L2 W5 FOP=[YR=2006] W16 S8 E14 N6 U2 R2 \$ D2 L2 S6 W14 N8 W17 S41 FGR=[YR=2006] S19 E20 N19 W20 \$ E31 N3 FOP=[YR=2006] E9 N6 W5 D4 L4 S2 \$ N2 U4 R4 E5 N30 \$.											