



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	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	1,405	100	1,405	160,232
FGR	444	55	244	27,826
FOP	52	30	16	1,824
FOP	114	30	34	3,877
USP	112	30	34	3,877

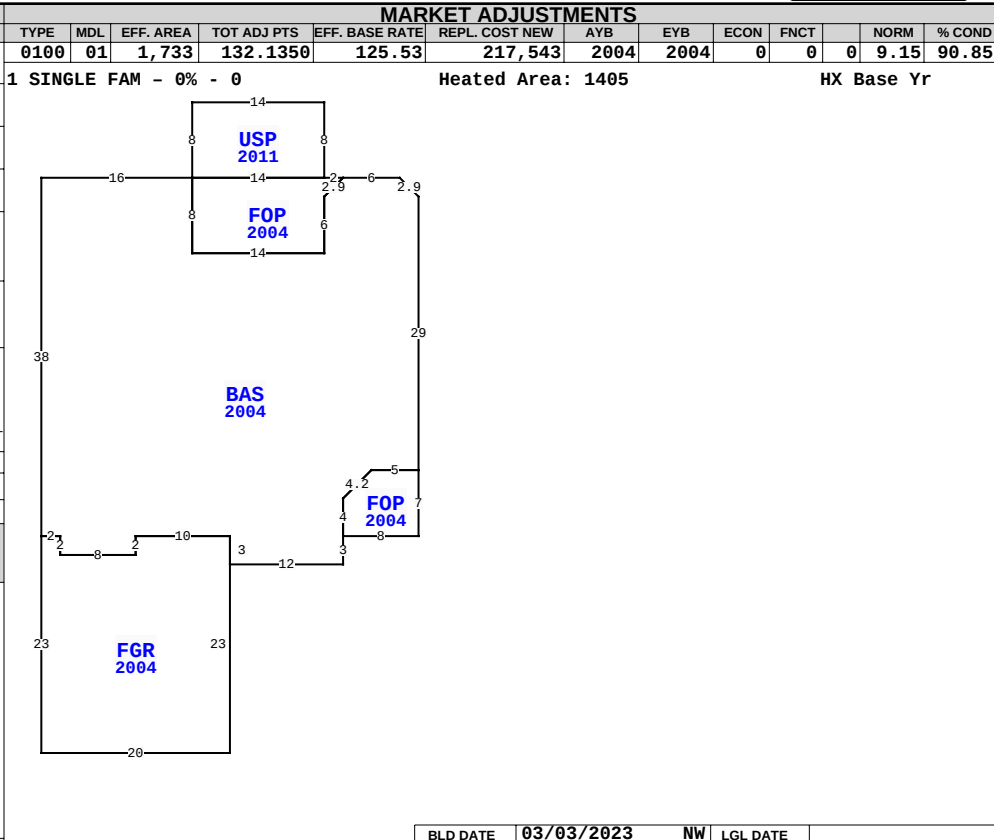
TOTALS 2,127 1,733 197,638

EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	548.00	SF	5.20	5.20	100	2004	2004	3	84	2,394	
2	0855	CONC PAVER	0	0	0	138.00	SF	10.00	10.00	100	2004	2004	3	84	1,159	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	65,000							



96144 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	
548.00	SF	5.20	5.20	100	2004	2004	3	84	2,394		
138.00	SF	10.00	10.00	100	2004	2004	3	84	1,159		
TOTAL CRIME									3,553		

TOTAL OB/XF 3,553

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	65,000							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,638
TOTAL MARKET OB/XF VALUE		3,553
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		266,191
SOH/AGL Deduction		0
ASSESSED VALUE		266,191
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		266,191
TOTAL JUST VALUE		266,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005515	ROOF	8,250	07/14/2020

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1385	10/05/2021	WD	U	I	11	100

GRANTOR: SLOAN WANDA A
GRANTEE: SLOAN COLLEEN ALLIS
2087/0329 12/05/2016 WD Q I 01 179,900
GRANTOR: WEDLER MICHELE J
GRANTEE: SLOAN WANDA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L2 U2 W6 FOP=[YR=2004] W2 USP=[YR=2011] N8 W14 S8 E14\$ W14 S8 E14 N6 R2 U2 \$ L2 D2 S6 W14 N8 W16 S38 FGR=[YR=2004] S23 E20 N23 W10 S2 W8 N2 W2\$ E2 S2 E8 N2 E10 S3 E12 N3 FOP=[YR=2004] E8 N7W5 L3 D3 S4\$ N4 U3 R3 E5 N29 \$.