LOT 103
IN OR 1490/1259
LOFTON POINTE PB 6/325

KENNEDY NORMAN F & RACHEL L
96114 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0103-0000

BUILDING CHARACTERISTICS

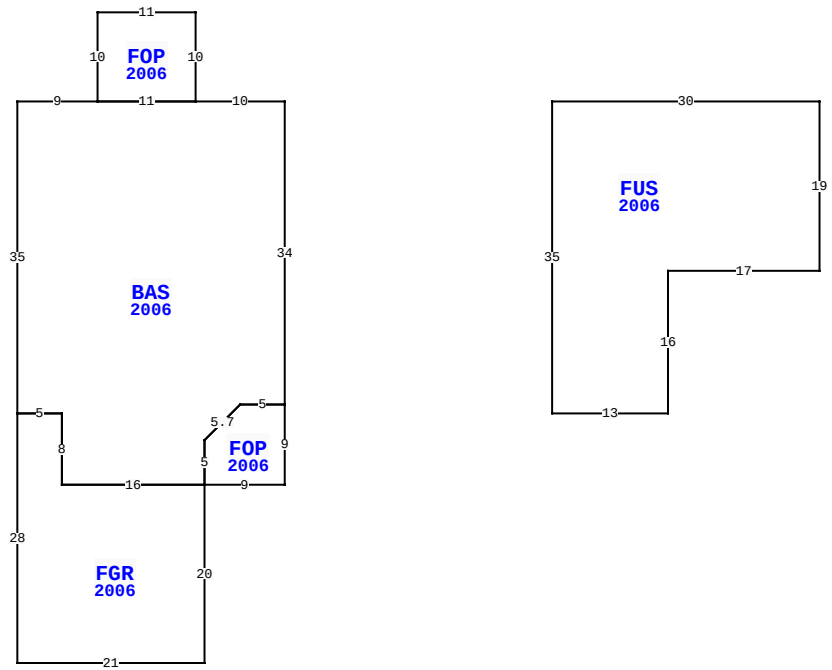
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,177	100	1,177	133,067
FGR	460	55	253	28,603
FOP	73	30	22	2,487
FOP	110	30	33	3,731
FUS	778	100	778	87,957
TOTALS	2,598		2,263	255,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	129.4923	123.02	278,394	2006	2006	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2008 Heated Area: 1955 HX Base Yr 2008



96114 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,844
TOTAL MARKET OB/XF VALUE		3,729
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		324,573
SOH/AGL Deduction		155,136
ASSESSED VALUE		169,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,437
TOTAL JUST VALUE		324,573
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17208	ELEC OTHER	2,000	04/01/2006
M11291	MECH OTHER	0	03/01/2006
P10646	OTHER	0	01/01/2006
C0516844	CO ISSUED	182,865	12/01/2005
B0516844	NEW CONSTR	182,865	12/01/2005
R08739	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1259	4/09/2007	WD	Q	I		219,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: KENNEDY NORMAN F &						
1185/1766	11/03/2003	WD	U	V	19	1,423,500
GRANTOR: LOFTON POINTE DEVELOP						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N10 W11 S10 E11 $ W11 W9 S35 FGR=[YR=2006] E5 S8 E16 S20 W21 N28 $ E5 S8 E16 FOP=[YR=2006] N5 U4 R4 E5 S9 W9 $ N5 U4 R4 E5 N34 $ PTR= E30 FUS=[YR=2006] E30 S19 W17S16 W13 N35$ W30 $.

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	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	100	2006	2006	3	87	2,615	
2	0855	CONC PAVER	0	100	0	0	128.00	SF	10.00	10.00	100	2006	2006	3	87	1,114	

LAND DESCRIPTION

TOTAL OB/XF 3,729

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	000134	C	SFR POND	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