



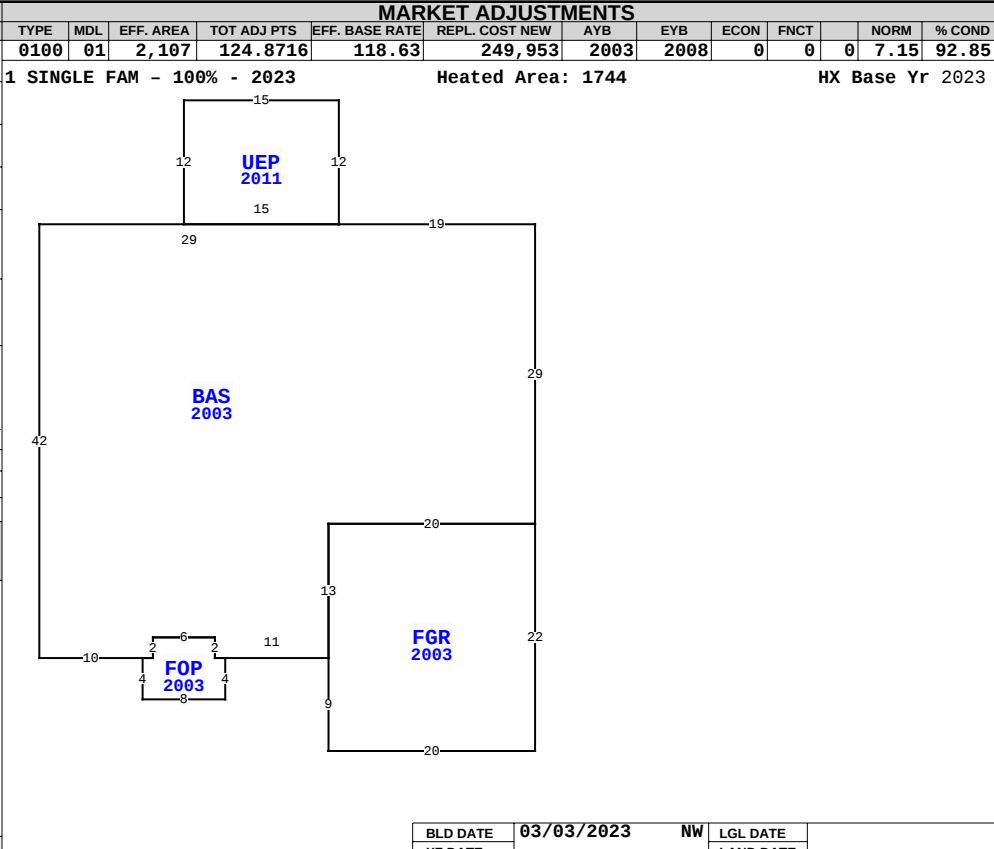
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,744	100	1,744	192,098
FGR	440	55	242	26,655
FOP	44	30	13	1,432
UEP	180	60	108	11,896
TOTALS	2,408		2,107	232,081

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	627.00	SF	6.50	6.50	

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



96092 RIDGEWOOD CIR, FERNANDINA BEACH											
BLD DATE			03/03/2023			NW			LGL DATE		
XF DATE									LAND DATE		
INC DATE									AG DATE		

TOTAL OB/XF											
6,428											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,081	
TOTAL MARKET OB/XF VALUE		6,428	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		303,509	
SOH/AGL Deduction		0	
ASSESSED VALUE		303,509	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		253,509	
TOTAL JUST VALUE		303,509	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310831	NEW CONSTR	131,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2571/0593	6/17/2022	WD	Q	I	01	434,000
GRANTOR: SILVA LUCINDA M						
GRANTEE: WALTHALL GERALD M &						
2067/0898	8/24/2016	WD	Q	I	02	209,000
GRANTOR: WYEROSKI BENJAMIN & M						
GRANTEE: SILVA LUCINDA M						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W19 UEP=[YR=2011] N12 W15 S12 E15\$ W29 S42 E10 FOP=[YR=2003] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E11 FGR=[YR=2003] S9 E20 N22 W20 S13\$ N13 E20 N29\$.											