LOT 28
LOFTON POINTE PB 6/325

JOHNSON KALE
96301 RIDGEWOOD CR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0028-0000

BUILDING CHARACTERISTICS

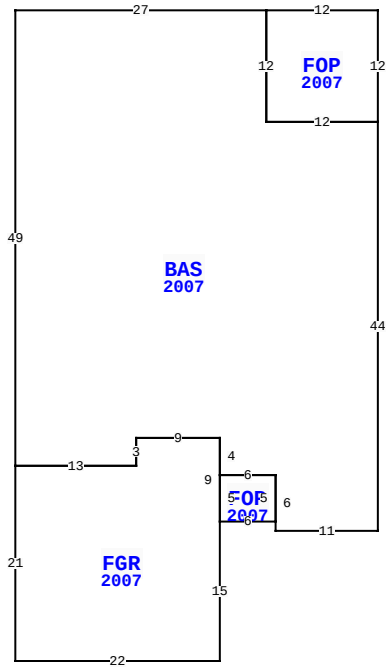
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	2007	1,823	199,843
FGR	489	55	2007	269	29,488
FOP	30	30	2007	9	986
FOP	144	30	2007	43	4,714
TOTALS	2,486			2,144	235,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	119.3493	119.35	255,886	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 0 Heated Area: 1823 HX Base Yr



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

96301 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,031
TOTAL MARKET OB/XF VALUE	6,473
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	306,504
SOH/AGL Deduction	26,360
ASSESSED VALUE	280,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,144
TOTAL JUST VALUE	306,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428362	NEW CONSTR	2,300	02/01/2014
E18325	NEW CONSTR	2,000	11/01/2006
M12231	H/AC	0	11/01/2006
R09882	REPAIR/RRF	4,000	11/01/2006
C18720	CO ISSUED	0	10/01/2006
B18720	NEW CONSTR	164,142	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1199	10/11/2023	QC	U	I	11	100
GRANTOR: JOHNSON KALE						
GRANTEE: JOHNSON KALE						
1786/0978	3/30/2012	WD	Q	I	02	134,000
GRANTOR: VERBAARSCHOTT KURT T						
GRANTEE: JOHNSON KALE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W12 BAS=[YR=2007] W27 S49 FGR=[YR=2007] S21 E22N15 FOP=[YR=2007] E6 N5W6S5$N9 W9S3W13$ E13 N3E9S4 E6S6E11 N44 W12N12$ S12E12 N12 $.

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	0810	CONCRETE A	0	0	34	16	544.00	SF	6.50	6.50	100	2004	2004	3	83	2,935	
2	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	2004	2004	3	83	388	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 6,473

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	000100	C	RES	0	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 07/30/2025 BY SYS