LOT 32
LOFTON POINTE PB 6/325

**BAKER PATRICIA DAWSON GOMEZ**
96271 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

**2025**

**01-2N-27-1270-0032-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

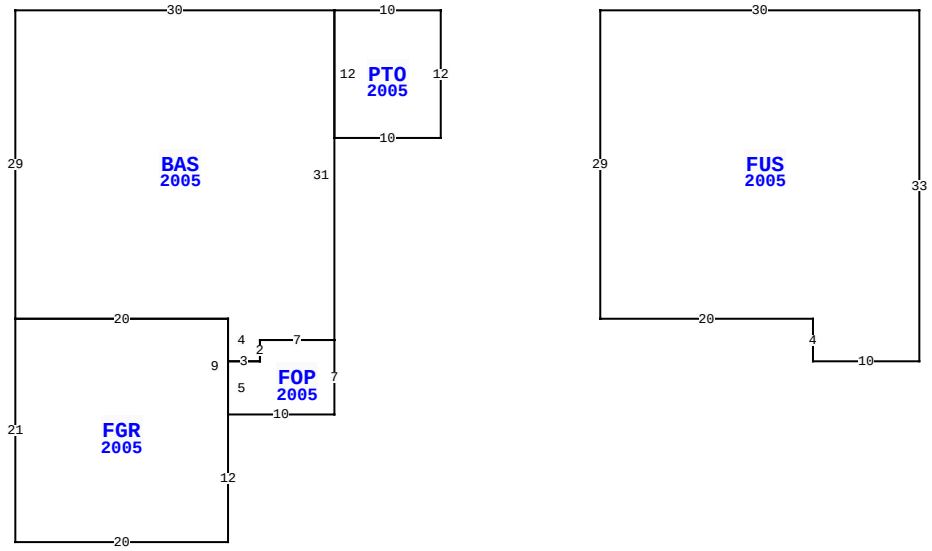
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 896 | 100 | 2005 | 896 | 98,789 |
| FGR | 420 | 55 | 2005 | 231 | 25,469 |
| FOP | 64 | 30 | 2005 | 19 | 2,094 |
| FUS | 910 | 100 | 2005 | 910 | 100,332 |
| PTO | 120 | 5 | 2005 | 6 | 662 |
| TOTALS | 2,410 | | | 2,062 | 227,345 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,062 | 121.6033 | 121.60 | 250,739 | 2005 | 2005 | 0 | 0 | 0 | 9.33 | 90.67 |

1 SINGLE FAM – 0% - 2024 Heated Area: 1806 HX Base Yr




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

96271 RIDGEWOOD CIR, FERNANDINA BEACH

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 227,345 |
| TOTAL MARKET OB/XF VALUE | 11,204 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 303,549 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 303,549 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 303,549 |
| TOTAL JUST VALUE | 303,549 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 293,952 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B12766 | NEW CONSTR | 0 | 12/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2635/868 | 4/28/2023 | WD | Q | I | 01 | 350,000 |
| GRANTOR: BOND JOHN C TRUST | | | | | | |
| GRANTEE: BAKER PATRICIA DAWS | | | | | | |
| 2275/0809 | 5/10/2019 | QC | U | I | 11 | 100 |
| GRANTOR: BOND JOHN C | | | | | | |
| GRANTEE: BOND JOHN C TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2005] W10 BAS=[YR=2005] W30 S29 FGR=[YR=2005] S21 E20 N12 FOP=[YR=2005] E10 N7 W7 S2 W3 S5$ N9 W20$ E20 S4 E3 N2 E7 N31$ S12 E10 N12$ PTR=E15 FUS=[YR=2005] E30 S33 W10 N4 W20 N29$ W15$.

## 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 | 0 | 0 | 444.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 84 | 2,424 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 949.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 4,787 | |
| 3 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 94 | 564 | |
| 4 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 114.00 | LF | 32.00 | 32.00 | 100 | 2019 | 2019 | 3 | 94 | 3,429 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,204

| 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 03/20/2020 BY NWP Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS