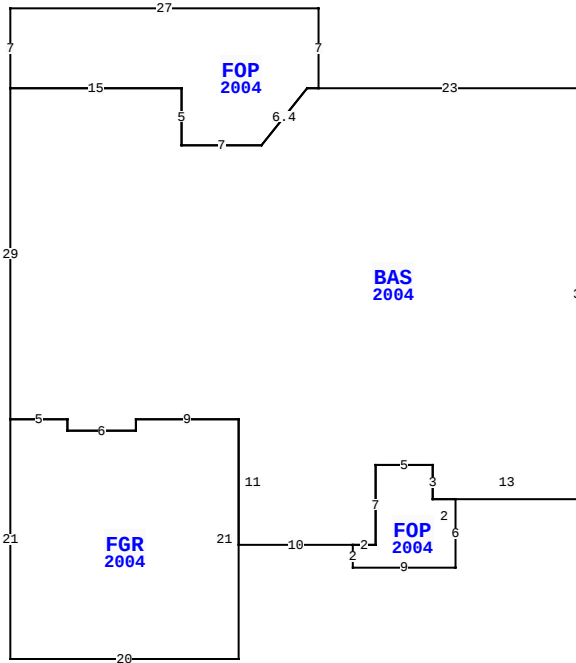


LOGAN STEPHEN M & RACHELE E
96257 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0035-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 70				0100	01	1,970	128.8161	128.82	253,775	2004	2010	0	0	0	6.65	93.35	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 30				1 SINGLE FAM - 100% - 2025										Heated Area: 1654					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100														BUILDING MARKET VALUE					236,899														
Roof Cover		03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE					8,066														
Interior Wall		05	DRYWALL 100														TOTAL LAND VALUE - MARKET					65,000														
Interior Floo		13	LVT/LAMNT 70														TOTAL MARKET VALUE					309,965														
Interior Floo		11	CLAY TILE 30														SOH/AGL Deduction					0														
Air Condition		03	CENTRAL 100														ASSESSED VALUE					309,965														
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE					HX HB					50,722									
Bedrooms		3	100														BASE TAXABLE VALUE					259,243														
Bathrooms		2	100														TOTAL JUST VALUE					309,965														
Frame Stories		02	WOOD FRAME 100														NCON VALUE					0														
Units		1.	1. 100				INCOME VALUE																													
Occupancy		00	NONE 100				PREVIOUS YEAR MKT VALUE					299,530																								
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	1,654	100	2004	1,654	198,899																															
FGR	414	55	2004	228	27,418																															
FOP	61	30	2004	18	2,165																															
FOP	234	30	2004	70	8,417																															
TOTALS		2,363			1,970	236,899																														
EXTRA FEATURES		96257 RIDGEWOOD CIR, FERNANDINA BEACH																																		
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	0855	CONC PAVER	0100	0	0	81.00	SF	10.00	10.00	100	2004	2004	3	83	672																					
2	0811	CONCRETE B	0100	0	0	764.00	SF	5.20	5.20	100	2004	2004	3	83	3,297																					
3	0462	ST/AL FNC	0100	54	0	216.00	SF	10.00	10.00	100	2012	2012	3	64	1,382																					
4	0476	VF 6 SBPL	0100	0	0	86.00	LF	32.00	32.00	100	2012	2012	3	81	2,229																					
5	0470	VNYL GATE	0100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	81	486																					
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