LOT 40
IN OR 1301/508
LOFTON POINTE PB 6/325

DEITERING BRYCE B/DEITERING BERNARD G
96203 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0040-0000

NASSAU COUNTY PROPERTY

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

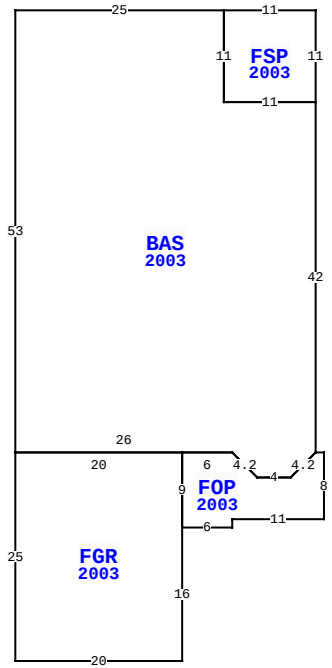
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100	2003	1,808	193,494
FGR	500	55	2003	275	29,431
FOP	121	30	2003	36	3,853
FSP	121	40	2003	48	5,137
TOTALS	2,550			2,167	231,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	119.3493	119.35	258,631	2003	2003	0	0	0	10.33	89.67

1 SINGLE FAM – 100% - 2025 Heated Area: 1808 HX Base Yr 2025



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

96203 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		231,914
TOTAL MARKET OB/XF VALUE		12,404
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		309,318
SOH/AGL Deduction		0
ASSESSED VALUE		309,318
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		258,596
TOTAL JUST VALUE		309,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310829	NEW CONSTR	139,274	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/0508	3/11/2005	WD	Q	I		195,000
GRANTOR: PRUDENTIAL RESIDENTIA						
GRANTEE: DEITERING BERNARD G						
1301/0506	3/11/2005	WD	Q	I		195,000
GRANTOR: EWING GEORGE M JR & S						
GRANTEE: PRUDENTIAL RESIDENT						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	599.00	SF	5.20	5.20	100	2003	2003	3	82	2,554	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	2003	2003	3	82	400	
4	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	100	2006	2006	3	86	4,162	
5	0830	FLAGSTONE	0	100	0	0	66.00	SF	12.00	12.00	100	2006	2006	3	86	681	
6	0879	FISH POOL	0	100	0	0	110.00	SF	14.00	14.00	100	2006	2006	3	40	616	
7	0885	WATERSCAPE	0	100	0	0	1.00	UT	1,000.00	1,000.00	88	2006	2006	3	88	880	
8	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	86	101	

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2003] W11 BAS=[YR=2003] W25 S53 FGR=[YR=2003] S25 E20 N16 FOP=[YR=2003] E6 N1 E11 N8 W1 D3 L3 W4 U3 L3 W6 S9$ N9 W20$ E26 D3 R3 E4 U3 R3 N42 W11 N11$ S11 E11 N11$.

LAND DESCRIPTION

TOTAL OB/XF 12,404

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	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 07/30/2025 BY SYS