



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,056	100	2004	2,056	232,291
FGR	380	55	2004	209	23,613
FOP	45	30	2004	14	1,582
FOP	149	30	2004	45	5,084
TOTALS	2,630			2,324	262,570

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,324	124.9843	124.98	290,454	2004	2004	0	0	0	9.60	90.40	
1 SINGLE FAM - 100% - 2025 Heated Area: 2056 HX Base Yr 2025													
2025													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,570	
TOTAL MARKET OB/XF VALUE		17,116	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		344,686	
SOH/AGL Deduction		54,922	
ASSESSED VALUE		289,764	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		239,042	
TOTAL JUST VALUE		344,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414233	REMODEL	7,812	12/01/2004
B0311936	NEW CONSTR	0	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1377	5/17/2024	WD	Q	I	01	418,000
GRANTOR: STRAUB JOSEPH B SR						
GRANTEE: MCGOWEN BRENDAN & L						
2141/0620	8/10/2017	QC	U	I	11	100
GRANTOR: STRAUB JOSEPH B SR &						
GRANTEE: STRAUB JOSEPH B SR						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0825	BRICK	0 100	25	3	75.00	SF	12.50	12.50	100	2005	2005	3
2	0811	CONCRETE B	0 100	0	0	560.00	SF	5.20	5.20	100	2004	2004	3
3	0861	POOL GUNIT	0 100	0	0	206.00	SF	85.00	85.00	100	2005	2005	3
4	0910	SCRN RM L	0 100	19	38	722.00	SF	15.00	15.00	100	2005	2005	3
5	0845	KOOL DECK	0 100	0	0	554.00	SF	7.25	7.25	100	2005	2005	3
6	0462	ST/AL FNC	0 100	0	0	392.00	SF	10.00	10.00	100	2006	2006	3
7	0940	SHEDS/PORT	0 100	7	3	21.00	SF	30.00	30.00	100	2007	2007	3

96163 RIDGEWOOD CIR, FERNANDINA BEACH													
BLD DATE 03/03/2023 NW LGL DATE													
XF DATE													
INC DATE													
AG DATE													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W10 FOP=[YR=2004] W16 D3 R3 S11 E10 N11 R3 U3 \$ D3 L3 S11 W10 N11 L3 U3 W18 S45 FGR=[YR=2004] S20 E19 N20 W19\$ E19 S9 E8 FOP=[YR=2004] S5 E9 N5 W9\$ E17 N54\$.													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00