

LOT 48
IN OR 2090/1327
LOFTON POINTE PB 6/325

WILEY GUY DUANE & ASHLEY DRAKE
96153 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0048-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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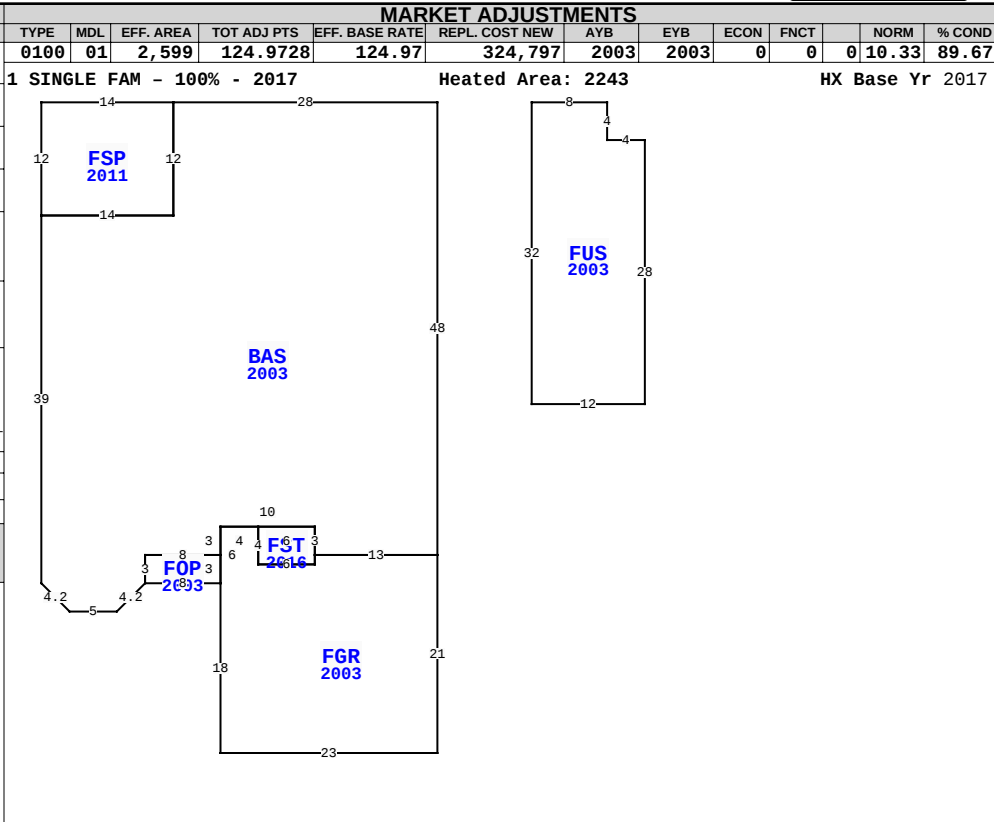
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2003	1,875	210,114
FGR	489	55	2003	269	30,144
FOP	24	30	2003	7	785
FSP	168	40	2011	67	7,508
FST	24	55	2016	13	1,457
FUS	368	100	2003	368	41,238

TOTALS	2,948			2,599	291,245
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	
2	0810	CONCRETE A	0	100	0	0	634.00	SF 6.50	
3	1242	WD DECK A	0	100	0	0	252.00	SF 10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00



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

TOTAL OB/XF									
6,943									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE			291,245
TOTAL MARKET OB/XF VALUE			6,943
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			363,188
SOH/AGL Deduction			144,103
ASSESSED VALUE			219,085
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			168,363
TOTAL JUST VALUE			363,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0311477	NEW CONSTR	162,366	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2090/1327	12/22/2016	WD	Q	I	01
GRANTOR: REAVES LEWIS C & MARA					
GRANTEE: WILEY GUY DUANE & A					
1204/0269	1/27/2004	WD	U	I	21
GRANTOR: TOUSA HOMES INC					
GRANTEE: REAVES LEWIS C & MA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W28 FSP=[YR=2011] W14 S12 E14 N12\$ S12 W14 S39 R3 D3 E5 U3 R3 FOP=[YR=2003] E8 FGR=[YR=2003] S18 E23 N21 W13 FST=[YR=2016] N3 W6 S4 E6 N1\$ S1 W6 N4 W4 S6\$ N3 W8S3\$ N3 E8 N3 E10 S3 E13 N48\$ PTR=E10FUS=[YR=2003] E8 S4 E4 S28 W12 N32\$ W10\$.					