

LOT 94
IN OR 2060/1953
LOFTON POINTE PB 6/325

KUBALA JOSHUA A
96272 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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
BAS	1,510	100
FGR	418	55
FOP	16	30
PTO	143	5
TOTALS	2,087	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,752	126.5000	126.50	221,628	2005	2005	0	0	9.50	90.50	
1 SINGLE FAM - 100% - 2017 Heated Area: 1510 HX Base Yr 2017												
TOTALS	2,087		1,752	200,573								

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			200,573		
TOTAL MARKET OB/XF VALUE			4,182		
TOTAL LAND VALUE - MARKET			65,000		
TOTAL MARKET VALUE			269,755		
SOH/AGL Deduction			104,977		
ASSESSED VALUE			164,778		
TOTAL EXEMPTION VALUE			HX HB	50,722	
BASE TAXABLE VALUE			114,056		
TOTAL JUST VALUE			269,755		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			260,875		

EXTRA FEATURES							96272 RIDGEWOOD CIR, FERNANDINA BEACH					INC DATE		AG DATE			
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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2005	2005	3	84	2,883	
2	0810	CONCRETE A	0	100	13	4	52.00	SF	6.50	6.50	100	2005	2005	3	84	284	
3	0855	CONC PAVER	0	100	0	0	118.00	SF	10.00	10.00	100	2006	2006	3	86	1,015	