LOT 97
LOFTON POINTE PB 6/325

CHISHOLM CLINT E & DEBRA A
96220 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0097-0000

BUILDING CHARACTERISTICS

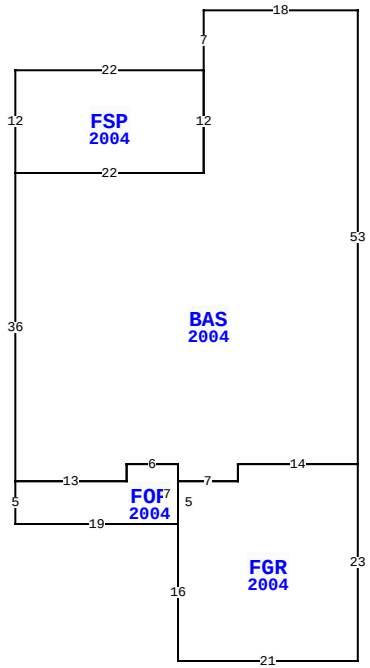
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,742	100	2004	1,742	200,839
FGR	469	55	2004	258	29,745
FOP	107	30	2004	32	3,689
FSP	264	40	2004	106	12,221
TOTALS	2,582			2,138	246,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,138	123.9700	123.97	265,048	2004	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1742 HX Base Yr



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

96220 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,495
TOTAL MARKET OB/XF VALUE	6,126
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	317,621
SOH/AGL Deduction	0
ASSESSED VALUE	317,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,621
TOTAL JUST VALUE	317,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/1012	5/09/2023	WD	Q	I	01	360,000
GRANTOR: DORMEYER MICHAEL & MA						
GRANTEE: CHISHOLM CLINT E &						
2574/1041	6/27/2022	LE	U	I	11	100
GRANTOR: DORMEYERE MICHAEL JEA						
GRANTEE: HUBER ALEXANDRIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 S7 FSP=[YR=2004] W22 S12 E22 N12 $ S12 W22 S36 FOP=[YR=2004] S5 E19 FGR=[YR=2004] S16 E21 N23 W14 S2 W7 S5$ N7 W6 S2 W13 $ E13 N2 E6 S2 E7 N2 E14 N53 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	564.00	SF	5.20	5.20	100	2004	2004	3	83	2,434	
3	0855	CONC PAVER	0	0	0	0	78.00	SF	10.00	10.00	100	2004	2004	3	83	647	

LAND DESCRIPTION

TOTAL OB/XF 6,126

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS