LOT 98
IN OR 1614/130
LOFTON POINTE PB 6/325

PEAT DAVID & LISA
96215 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0098-0000

BUILDING CHARACTERISTICS

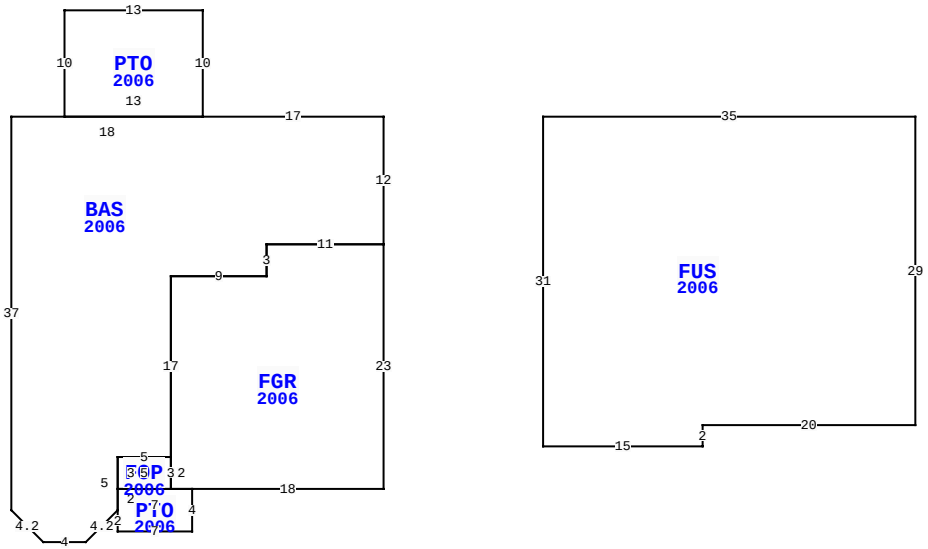
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	818	100	2006	818	94,953
FGR	433	55	2006	238	27,627
FOP	15	30	2006	4	464
FUS	1,045	100	2006	1,045	121,303
PTO	28	5	2006	1	116
PTO	130	5	2006	6	696
TOTALS	2,469			2,112	245,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,112	127.3510	127.35	268,963	2006	2006	0	0	0	8.85	91.15

1 SINGLE FAM – 0% - 0 Heated Area: 1863 HX Base Yr



96202 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	245,160
TOTAL MARKET OB/XF VALUE	3,395
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	313,555
SOH/AGL Deduction	25,023
ASSESSED VALUE	288,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,532
TOTAL JUST VALUE	313,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16247	ELEC OTHER	1,500	11/01/2005
M10664	MECH OTHER	0	11/01/2005
C16130	CO ISSUED	132,710	09/01/2005
P10078	OTHER	0	09/01/2005
R08272	REPAIR/RRF	2,000	09/01/2005
B16130	NEW CONSTR	132,710	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1614/0130	4/07/2009	WD	Q	I	01	166,000
GRANTOR: OGILVIE AMY MARIE						
GRANTEE: PEAT DAVID & LISA						
1547/1697	1/24/2008	PR	Q	I	01	100
GRANTOR: OGILVIE AMY M P/R						
GRANTEE: OGILVIE AMY MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 PTO=[YR=2006] N10 W13 S10 E13$ W18 S37 D3 R3 E4 U3 R3 PTO=[YR=2006] S2 E7 N4 FGR=[YR=2006] E18 N23 W11 S3 W9 S17 FOP=[YR=2006] W5 S3 E5 N3$ S3 E2$ W7 S2$ N5 E5 N17 E9 N3 E11 N12$ PTR=E15 FUS=[YR=2006] E35 S29 W20 S2 W15 N31$ W15$.

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	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	2006	2006	3	86	3,238	
2	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	2006	2006	3	86	157	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	0	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 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS