LOT 99
LOFTON POINTE PB 6/325

IWANOW STANISLAW
15 ROLLING RIDGE ROAD
WHITE PLAINS, NY 10605

2025

01-2N-27-1270-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

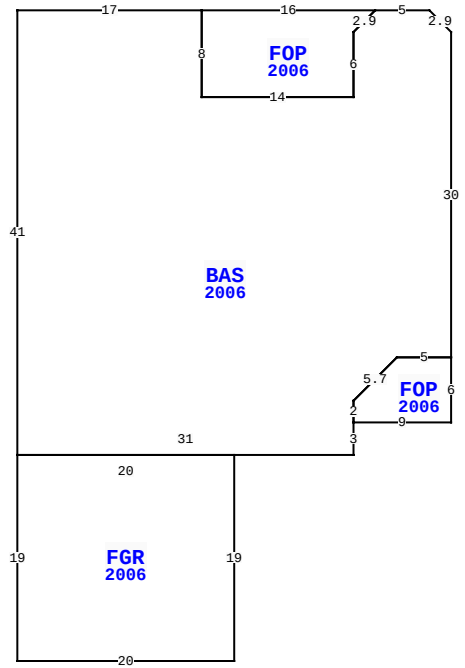
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,451	100	2006	1,451	175,246
FGR	380	55	2006	209	25,242
FOP	46	30	2006	14	1,691
FOP	114	30	2006	34	4,107
TOTALS	1,991			1,708	206,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,708	132.1350	132.14	225,695	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 0% - 0 Heated Area: 1451 HX Base Yr



96172 RIDGEWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,285
TOTAL MARKET OB/XF VALUE	8,610
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	279,895
SOH/AGL Deduction	0
ASSESSED VALUE	279,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,895
TOTAL JUST VALUE	279,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11508	MECH OTHER	0	05/01/2006
M11508	MECH OTHER	0	05/01/2006
P11014	OTHER	0	04/01/2006
P11014	OTHER	0	04/01/2006
B17333	NEW CONSTR	108,856	03/01/2006
C17333	CO ISSUED	108,856	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0823	12/22/2021	QC	U	I	11	100
GRANTOR: IWANOW STANISLAW L/E						
GRANTEE: IWANOW STANISLAW						
2524/1809	12/22/2021	QC	U	I	11	100
GRANTOR: IWANOW STANISLAW L/E						
GRANTEE: IWANOW STANISLAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U2 L2 W5 FOP=[YR=2006] W16 S8 E14 N6 U2 R2 $ D2 L2 S6 W14 N8 W17 S41 FGR=[YR=2006] S19 E20 N19 W20 $ E31 N3 FOP=[YR=2006] E9 N6 W5 D4 L4 S2 $ N2 U4 R4 E5 N30 $.

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	0855	CONC PAVER	0	0	42	3	126.00	SF	10.00	10.00	100	2006	2006	3	86	1,084	
2	0811	CONCRETE B	0	0	0	0	722.00	SF	5.20	5.20	100	2006	2006	3	86	3,229	
3	0855	CONC PAVER	0	0	0	0	462.00	SF	10.00	10.00	100	2013	2013	3	93	4,297	

LAND DESCRIPTION

TOTAL OB/XF 8,610

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 12/06/2019 BY DJA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS