LOT 102
LOFTON POINTE PB 6/325

MOLNAR FRANK III
96130 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0102-0000

BUILDING CHARACTERISTICS

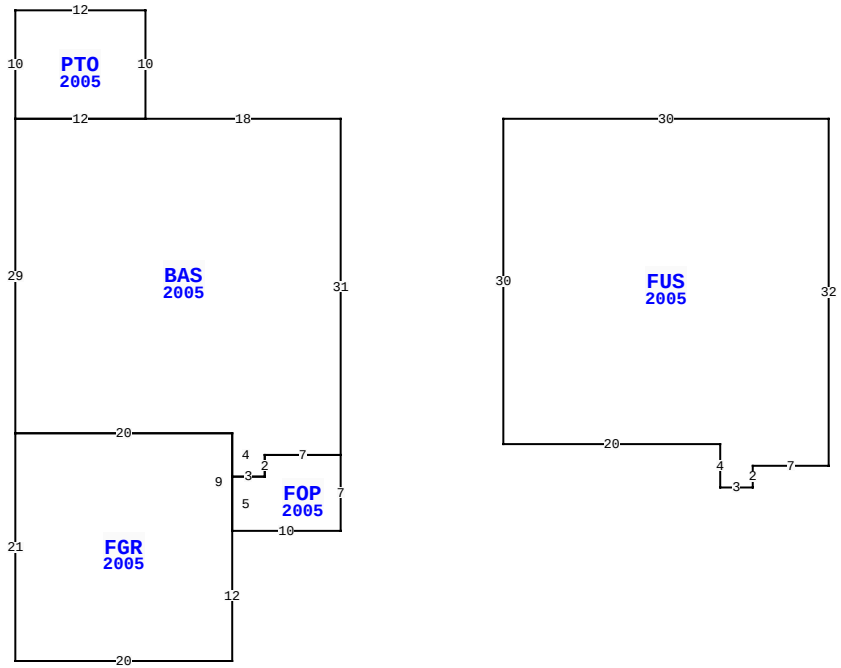
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	896	100	2005	896	103,198
FGR	420	55	2005	231	26,606
FOP	64	30	2005	19	2,188
FUS	926	100	2005	926	106,654
PTO	120	5	2005	6	691
TOTALS	2,426			2,078	239,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	124.6462	124.65	259,023	2005	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 0% - 2024 Heated Area: 1822 HX Base Yr



96130 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,337
TOTAL MARKET OB/XF VALUE	2,691
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	307,028
SOH/AGL Deduction	0
ASSESSED VALUE	307,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,028
TOTAL JUST VALUE	307,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13506	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1973	3/22/2023	WD	Q	I	01	359,000
GRANTOR: BIELEK KEVIN MICHAEL						
GRANTEE: MOLNAR FRANK III						
2321/1158	11/21/2019	WD	Q	I	02	236,000
GRANTOR: FREEDOM REI LLC						
GRANTEE: BIELEK KEVIN MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N10 W12 S10 E12$ W12 S29 FGR=[YR=2005] S21 E20 N12 FOP=[YR=2005] E10 N7 W7 S2 W3 S5$ N9 W20$ E20 S4 E3 N2 E7 N31$ PTR=E15 FUS=[YR=2005] E30 S32 W7 S2 W3 N4 W20 N30$ 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	616.00	SF	5.20	5.20	100	2005	2005	3	84	2,691	

LAND DESCRIPTION

TOTAL OB/XF 2,691

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	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