LOT 104
LOFTON POINTE PB 6/325

WALTHALL GERALD M
96092 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

**2025**

**01-2N-27-1270-0104-0000**

## BUILDING CHARACTERISTICS

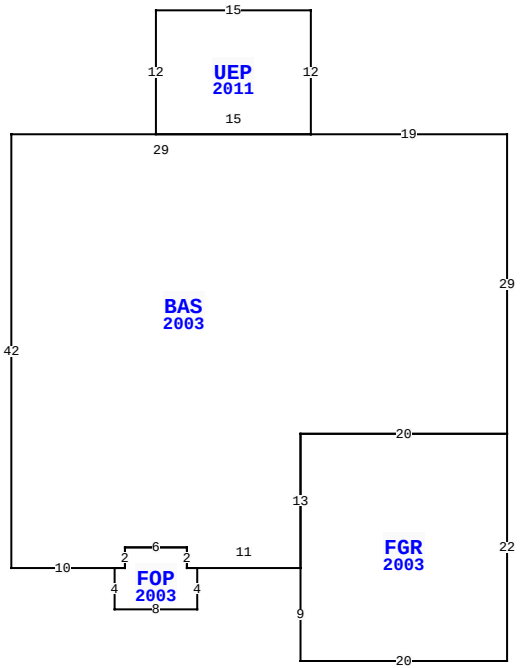
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 1,744 | 100 | 2003 | 1,744 | 201,113 |
| FGR | 440 | 55 | 2003 | 242 | 27,907 |
| FOP | 44 | 30 | 2003 | 13 | 1,499 |
| UEP | 180 | 60 | 2011 | 108 | 12,454 |
| TOTALS | 2,408 | | | 2,107 | 242,974 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,107 | 124.8716 | 124.87 | 263,101 | 2003 | 2008 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 100% - 2023 Heated Area: 1744 HX Base Yr 2023




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

96092 RIDGEWOOD CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 242,974 |
| TOTAL MARKET OB/XF VALUE | | 6,352 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 314,326 |
| SOH/AGL Deduction | | 2,015 |
| ASSESSED VALUE | | 312,311 |
| TOTAL EXEMPTION VALUE | WR HX HB | 55,722 |
| BASE TAXABLE VALUE | | 256,589 |
| TOTAL JUST VALUE | | 314,326 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,509 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0310831 | NEW CONSTR | 131,000 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2571/0593 | 6/17/2022 | WD | Q | I | 01 | 434,000 |
| GRANTOR: SILVA LUCINDA M | | | | | | |
| GRANTEE: WALTHALL GERALD M & | | | | | | |
| 2067/0898 | 8/24/2016 | WD | Q | I | 02 | 209,000 |
| GRANTOR: WYEROSKI BENJAMIN & M | | | | | | |
| GRANTEE: SILVA LUCINDA M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W19 UEP=[YR=2011] N12 W15 S12 E15$ W29 S42 E10
FOP=[YR=2003] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E11
FGR=[YR=2003] S9 E20 N22 W20 S13$ N13 E20 N29$ .

## 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 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 627.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 82 | 3,342 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,352

| 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 | 100 | 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 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