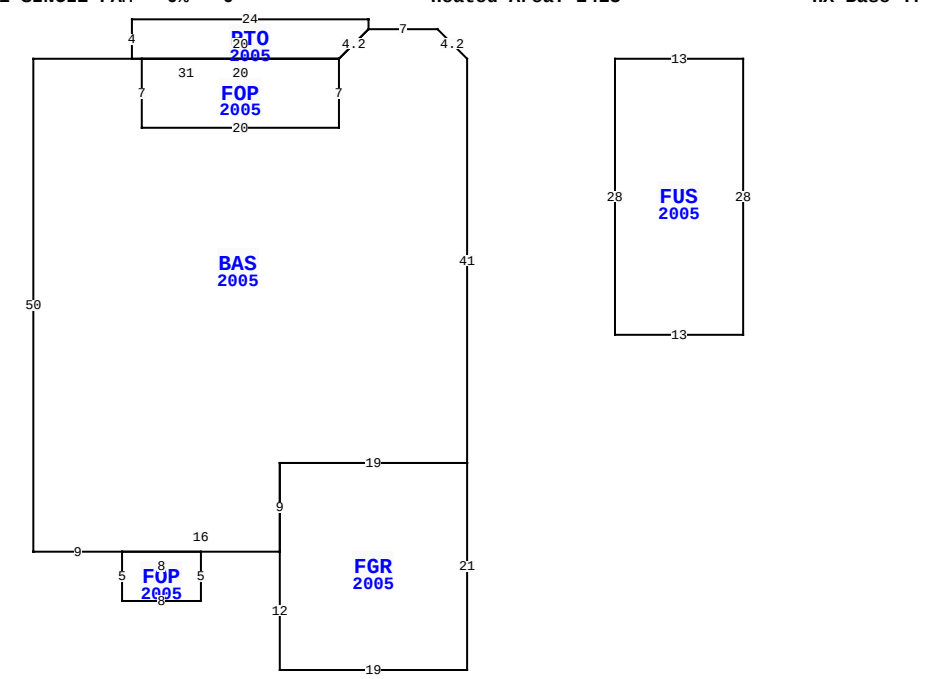


CAPBRETON TRUST/LINTHICUM JAY B TRUSTEE
2745 CALL HILL RD
NASHVILLE, TN 37211

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 70		0100	01	2,701	122.5440	122.54	330,981	2005	2005		0	9	9.15	81.85	VALUATION BY					STANDARD											
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM - 0% - 0										Heated Area: 2423										HX Base Yr									
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					270,908									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE					6,579									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					65,000									
Interior Floo		14	CARPET 80																	TOTAL MARKET VALUE					342,487									
Interior Floo		08	SHT VINYL 20																	SOH/AGL Deduction					0									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE					342,487									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Bedrooms		4	100																	BASE TAXABLE VALUE					342,487									
Bathrooms		3	100																	TOTAL JUST VALUE					342,487									
Frame		02	WOOD FRAME 100																	NCON VALUE					0									
Stories		1.5	1.5 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE					330,648																								
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	2,059	100	2005	2,059	206,516																													
FGR	399	55	2005	219	21,965																													
FOP	40	30	2005	12	1,203																													
FOP	140	30	2005	42	4,213																													
FUS	364	100	2005	364	36,509																													
PTO	92	5	2005	5	502																													
TOTALS		3,094			2,701	270,908																												
EXTRA FEATURES					96074 RIDGEWOOD CIR, FERNANDINA BEACH																													
L N	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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080																			
2	0810	CONCRETE A	0	0	0	544.00	SF	6.50	6.50	100	2005	2005	3	84	2,970																			
3	0855	CONC PAVR	0	0	21	63.00	SF	10.00	10.00	100	2005	2005	3	84	529																			
																		</																