LOT 29
LOFTON POINTE PB 6/325

KLANSKY CHRISTOPHER J JR & MICHELE
96291 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0029-0000

BUILDING CHARACTERISTICS

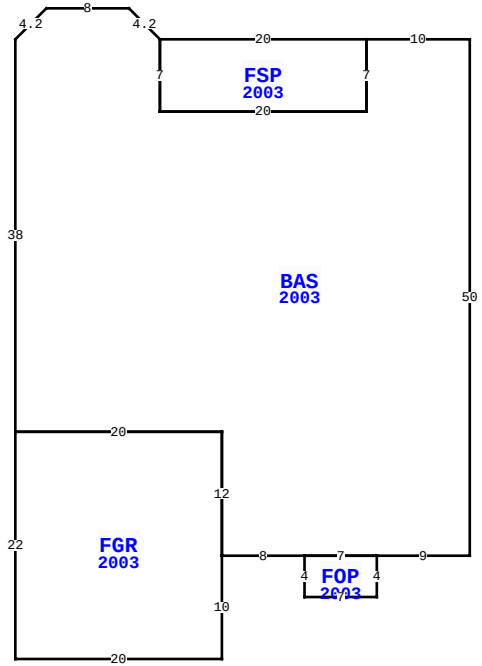
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,853	100	2003	1,853	199,833
FGR	440	55	2003	242	26,098
FOP	28	30	2003	8	863
FSP	140	40	2003	56	6,039
TOTALS	2,461			2,159	232,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	115.1451	120.90	261,023	2003	2003	0	0	0	10.80	89.20

1 SINGLE FAM 100% - 2021 Heated Area: 1853 HX Base Yr 2021



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

96291 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,833
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		305,808
SOH/AGL Deduction		75,157
ASSESSED VALUE		230,651
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,240
TOTAL JUST VALUE		305,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311359	NEW CONSTR	175,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0564	8/03/2020	WD	Q	I	01	246,000
GRANTOR: MAYS JASON E & CARRIE						
GRANTEE: KLANSKY CHRISTOPHER						
1496/0515	5/02/2007	WD	Q	I		219,000
GRANTOR: CHIAPPETTA ANTHONY J						
GRANTEE: MAYS JASON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W10 S7 W20 N7 U3L3 W8 D3L3 S38 E20 S12 E8 E7 E9 N50 $
FGR=[YR=2003;ORIG=-44,38] S22 E20 N10 N12 W20 $
FSP=[YR=2003;ORIG=-10,0] W20 S7 E20 N7 $
FOP=[YR=2003;ORIG=-16,50] S4 E7 N4 W7 $
.

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	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 03/13/2025 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS