

VIRUET ELIZABETH/VERGEN ALLEN M
96261 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0034-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION05AVERAGE 7016WD FR STUC 30Roof Structur03GABLE/HIP 100Roof Cover03COMP SHNGL 100Interior Wall05DRYWALL 100Interior Floo13LVT/LAMNT 80Interior Floo14CARPET 20Air Condition03CENTRAL 100Heating Type04AIR DUCTED 100Bedrooms4 100Bathrooms3 100Frame Stories UnitsOccupancy02WOOD FRAME 1001.51.5 1000 10000NONE 100Quality04Quality Level 04DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA04NEIGHBORHOOD/LOC4044.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,86210020051,862194,575FGR50355200527728,946FOP163020055522FSP168402005677,002FUS324100200532433,857TOTALES2,8732,535264,902EXTRA FEATURESBLD DATEXF DATEINC DATELGL DELAND DATEAG DATE04/01/2026MLU

MARKET ADJUSTMENTS

TOTAL OB/XF0REVIEW DATE03/12/2025BYKWA

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENON CONVALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SUMMARY264,902070,000334,902112,997221,90551,411170,494334,9020345,387

SALES DATAOFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE2741/169310/04/2024WDDQI01395,000GRANTORBINGERHURST CONNOR JARGRANTEEBERGEN ALLEN M2381/09468/03/2020WDDQI02259,000GRANTORBULAND JESSICAGRANTEEERINGERHURST CONNOR J

BUILDING NOTESTOTAL OB/XFBUILDING DIMENSIONSBAS=[YR=2005;ORIG=-14,0] W28 S47 E13 N2 E10 S3 E8 S2 S1 D3R3E5 U3R3 N39 W14 N12 \$FUS=[YR=2005;ORIG=-63,40] E2 N4 E7 S9 D2R2 S21 W11 N28 \$FGR=[YR=2005;ORIG=-42,47] S21 E23 N18 N2 N3 W10 S2 W13 \$FSP=[YR=2005;ORIG=0,0] W14 S12 E14 N12 \$FOP=[YR=2005;ORIG=-19,50] E8 N2 W8 S2 \$PTR=[ORIG=0,0] E15 W15 \$.

LAND DESCRIPTIONTOTAL OB/XFLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNITTYDPHT FACT% COND TOT ADJ UNIT PRCEADJ UNIT PRCELAND VALUEOTHER ADJUSTMENT AND NOTESYEARDENSITYDECLFRZYRCNSRV

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