

CRUSE RICHARD & MARYANN
96245 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0036-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4044.00
AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,64510020031,645169,421FGR46855200325726,469FOP163020035515FOP120302003363,708

TOTALS2,2491,943200,112

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PNTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010011,943110.0001115.50224,416200320030010.8389.17

SINGLE FAM 100% - 2015Heated Area: 1645HX Base Yr 2015

FOP 2003
BAS 2003
FGR 2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:
BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHA/GL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMEI/RSN CDPRICE SALE PRICE1941/074710/15/2014WDDQII01170,000

GRANTOR:NIEHAUS PATRICIA R
GRANTEE:CRUSE RICHARD & MAR
1192/087612/02/2003WDDQII164,000
GRANTOR:TOSA HOMES INC
GRANTEE:NIEHAUS ROBERT & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12\$ S12 W10 S40 D3 R3 E5 U3 R3 N1 FOP=[YR=2003] E4 FGR=[YR=2003] S18 E21 N21 W12 N3 W9 S6\$ N4 W4 S4\$ N4 E4 N2 E9 S3 E12 N48\$.

LAND DESCRIPTION

LNUSE CODECLSBLD USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESTOTAL ACRESDensityDECLFRZYRCONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0070,000.0070,000.0070,000PRINTED 07/09/2026 BY SYS