

DEITERING BRYCE B/DEITERING BERNARD G
96203 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0040-0000



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		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 70		0100	01	2,167	108.9711	114.42	247,948	2003	2003		0	0	0	10.83	89.17	VALUATION BY					STANDARD										
Exterior Wall		16	WD FR STUC 30		1 SINGLE FAM					100% - 2025					Heated Area: 1808					HX Base Yr 2025					Tax Group: 4					Tax Dist:				
Roof Structur		03	GABLE/HIP 100		25 11 11 11 53 26 20 6 4.2 4.2 8 11 6 16 20 25 9 4 4.2 11 20 BAS 2003 FSP 2003 FOP 2003 FGR 2003 <td colspan="5">BUILDING MARKET VALUE</td> <td colspan="5">221,095</td>					BUILDING MARKET VALUE					221,095																			
Roof Cover		03	COMP SHNGL 100							TOTAL MARKET OB/XF VALUE					2,975																			
Interior Wall		05	DRYWALL 100							TOTAL LAND VALUE - MARKET					70,000																			
Interior Floo		14	CARPET 70							TOTAL MARKET VALUE					294,070																			
Interior Floo		08	SHT VINYL 30							SOH/AGL Deduction					0																			
Air Condition		03	CENTRAL 100							ASSESSED VALUE					294,070																			
Heating Type		04	AIR DUCTED 100							TOTAL EXEMPTION VALUE					HX HB 51,411																			
Bedrooms		3	100							BASE TAXABLE VALUE					242,659																			
Bathrooms		2	100							TOTAL JUST VALUE					294,070																			
Frame		02	WOOD FRAME 100							NCON VALUE					0																			
Stories		1.	100		INCOME VALUE																													
Units		0	100		PREVIOUS YEAR MKT VALUE					309,318																								
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	1,808	100	2003	1,808	184,467																													
FGR	500	55	2003	275	28,058																													
FOP	121	30	2003	36	3,673																													
FSP	121	40	2003	48	4,897																													
TOTALS		2,550			2,167	221,095																												
EXTRA FEATURES					96203 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975																		