



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2003	1,612	166,022
FGR	465	55	2003	256	26,366
FOP	12	30	2003	4	412
FOP	120	30	2003	36	3,708
TOTALS	2,209			1,908	196,507

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,908	110.0001	115.50	220,374	2003	2003	0	0	0	10.83	89.17	
1 SINGLE FAM 100% - 2021 Heated Area: 1612 HX Base Yr 2021													
96097 RIDGEWOOD CIR, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	196,507		
TOTAL MARKET OB/XF VALUE	2,975		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	269,482		
SOH/AGL Deduction	95,199		
ASSESSED VALUE	174,283		
TOTAL EXEMPTION VALUE	HX HB WX 56,411		
BASE TAXABLE VALUE	117,872		
TOTAL JUST VALUE	269,482		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	283,741		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009237	REPAIR/RRF	9,900	10/02/2020
00310833	NEW CONSTR	122,757	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2782/1414	4/22/2025	LE U	I	11		100	
GRANTOR: OSBORNE WILLIAM KEITH							
GRANTEE: OSBORNE KYLE JASON							
2333/1155	1/21/2020	WD Q	I	02		225,000	
GRANTOR: COYLE MICHAEL J & REB							
GRANTEE: OSBORNE WILLIAM KEI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W26 FOP=[YR=2003] W10 S12 E10 N12 \$ S12 W10 S39 R3 D3 E5 U3 R3 N2 FOP=[YR=2003] E4 FGR=[YR=2003] S19 E21 N21 W13 N3 W8 S5 \$ N3 W4 S3 \$ N3 E4 N2 E8 S3 E13 N47 \$.									

TOTAL OB/XF									
2,975									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00