LOT 102
LOFTON POINTE PB 6/325

MOLNAR FRANK III
96130 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0102-0000

BUILDING CHARACTERISTICS

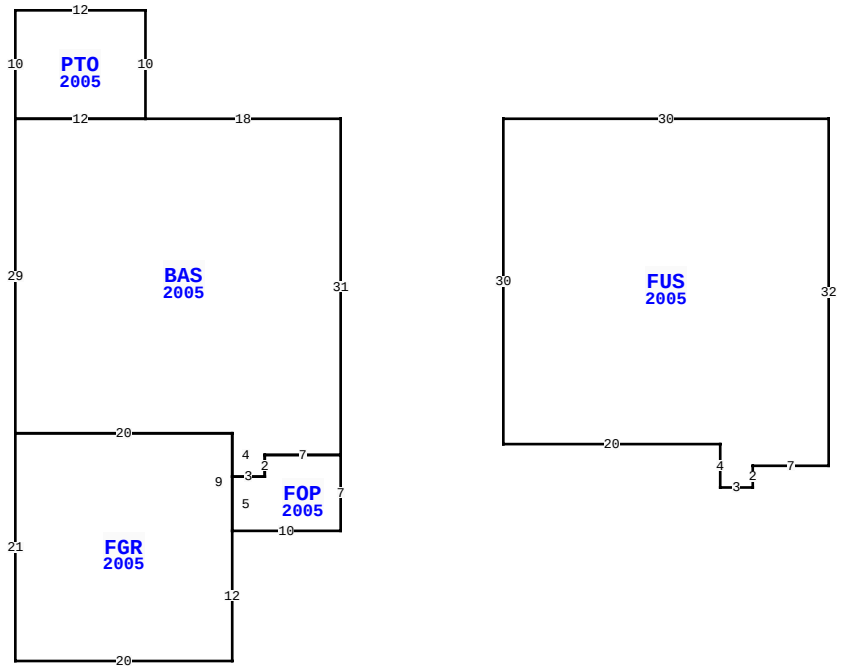
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	896	100	2005	896	94,834
FGR	420	55	2005	231	24,450
FOP	64	30	2005	19	2,011
FUS	926	100	2005	926	98,009
PTO	120	5	2005	6	635
TOTALS	2,426			2,078	219,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	111.7494	117.34	243,833	2005	2005	0	0	0	9.80	90.20

1 SINGLE FAM 0% - 2024 Heated Area: 1822 HX Base Yr



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

96130 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,937
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	289,937
SOH/AGL Deduction	0
ASSESSED VALUE	289,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,937
TOTAL JUST VALUE	289,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13506	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1973	3/22/2023	WD	Q	I	01	359,000
GRANTOR: BIELEK KEVIN MICHAEL						
GRANTEE: MOLNAR FRANK III						
2321/1158	11/21/2019	WD	Q	I	02	236,000
GRANTOR: FREEDOM REI LLC						
GRANTEE: BIELEK KEVIN MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2005] N10 W12 S10 E12$ W12 S29 FGR=[YR=2005] S21 E20 N12 FOP=[YR=2005] E10 N7 W7 S2 W3 S5$ N9 W20$ E20 S4 E3 N2 E7 N31$ PTR=E15 FUS=[YR=2005] E30 S32 W7 S2 W3 N4 W20 N30$ W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS