LOT 39
IN OR 2128/1066
LOFTON POINTE PB 6/325

MORGRET FAMILY TRUST/MORGRET CAROLE JANE TRUSTEE
96213 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0039-0000

BUILDING CHARACTERISTICS

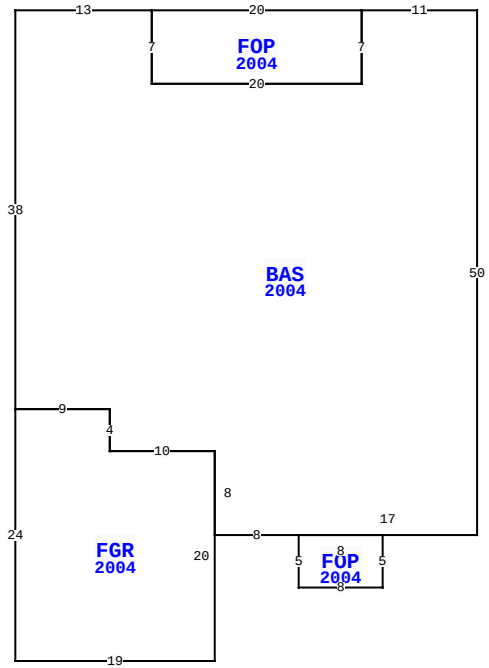
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	213,568
FGR	416	55	229	26,126
FOP	40	30	12	1,369
FOP	140	30	42	4,791
TOTALS	2,468		2,155	245,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,155	105.1099	124.82	268,987	2004	2004	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2018 Heated Area: 1872 HX Base Yr 2018



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

96213 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,854
TOTAL MARKET OB/XF VALUE		6,178
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		317,032
SOH/AGL Deduction		136,708
ASSESSED VALUE		180,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,324
TOTAL JUST VALUE		317,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412788	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1066	6/22/2017	WD	Q	I	01	199,500
GRANTOR: WILES CLAYTON A						
GRANTEE: MORGRET FAMILY TRUS						
1285/0001	1/03/2005	WD	U	I	21	198,700
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WILES CLAYTON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] W20 S7 E20 N7 $ S7 W20 N7 W13 S38 FGR=[YR=2004] S24 E19 N20 W10 N4 W9 $ E9 S4 E10 S8 E8 FOP=[YR=2004] S5 E8 N5 W8$ E17 N50$.

EXTRA FEATURES

LN	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	2004	2004	3	89	3,115	
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00	10.00	100	2004	2004	3	86	568	
3	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2004	2004	3	86	2,495	

LAND DESCRIPTION

TOTAL OB/XF 6,178

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS