LOT 43
LOFTON POINTE PB 6/325

MATTHEWS AARON LEE & KIMBERLY DAWN
96189 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

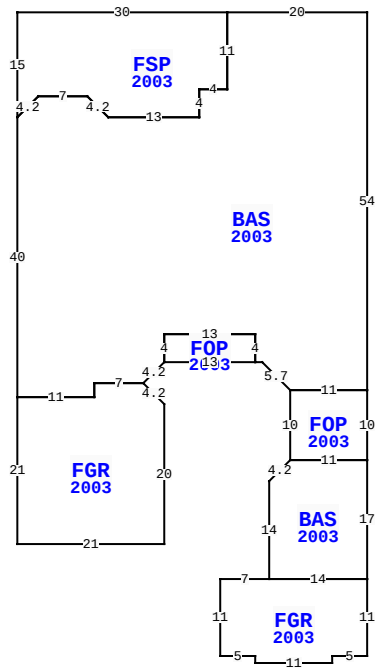
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	234	100	234	27,503
BAS	2,177	100	2,177	255,875
FGR	242	55	133	15,632
FGR	457	55	251	29,501
FOP	52	30	16	1,880
FOP	110	30	33	3,879
FSP	404	40	162	19,041
TOTALS	3,676		3,006	353,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,006	109.1580	129.63	389,668	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2023 Heated Area: 2411 HX Base Yr 2023



96189 RIDGEWOOD CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		353,312
TOTAL MARKET OB/XF VALUE		5,789
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		424,101
SOH/AGL Deduction		0
ASSESSED VALUE		424,101
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		374,101
TOTAL JUST VALUE		424,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1075	1/06/2022	WD	Q	I	01	480,000
GRANTOR: GREEN ROBERT W & MARY						
GRANTEE: MATTHEWS AARON LEE						
1187/1953	11/12/2003	WD	Q	I		218,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: GREEN ROBERT W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FSP=[YR=2003] W30 S15 R3 U3 E7 R3 D3 E13 N4 E4 N11$ S11 W4 S4 W13 U3 L3 W7 L3 D3 S40
FGR=[YR=2003] S21 E21 N20 L3 U3 W7 S2 W11$ E11 N2 E7 U3 R3
FOP=[YR=2003] E13 N4 W13 S4$ N4 E13 S4 E1 D4 R4
FOP=[YR=2003] S10 BAS=[YR=2003] L3 D3 S14 FGR=[YR=2003] W7 S11 E5 S1 E11 N1 E5 N11 W14$ E14 N17 W11$ E11 N10 W11$ E11 N54$.

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	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.00	4.00	100	2003	2003	3	84	3,992	
2	0855	CONC PAVER	0	100	0	0	196.00	SF	10.00	10.00	100	2003	2003	3	84	1,646	
3	0462	ST/AL FNC	0	100	0	0	42.00	SF	10.00	10.00	100	2003	2003	3	36	151	

LAND DESCRIPTION

TOTAL OB/XF 5,789

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/10/2021 BY NW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS