

LOT 95
IN OR 2030/1990
LOFTON POINTE PB 6/325

LABLUE MARY ANN
96246 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0095-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	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	1,408	100	1,408	171,420
FGR	400	55	220	26,784
FOP	52	30	16	1,948
FOP	114	30	34	4,140
TOTALS	1,974		1,678	204,292

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	111.00	SF	10.00	10.00	100	2005
2	0810	CONCRETE A	0 100	0	0	544.00	SF	6.50	6.50	100	2005
3	0462	ST/AL FNC	0 100	175	0	700.00	SF	10.00	10.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,678	111.6250	132.55	222,419	2005	2005	0	0	0	8.15	91.85	
1 SNGL FAM - 100% - 2017 Heated Area: 1408 HX Base Yr 2017													
96246 RIDGEWOOD CIR, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,292	
TOTAL MARKET OB/XF VALUE		9,292	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		278,584	
SOH/AGL Deduction		117,425	
ASSESSED VALUE		161,159	
TOTAL EXEMPTION VALUE		HX HB SX	100,000
BASE TAXABLE VALUE		61,159	
TOTAL JUST VALUE		278,584	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		228,122	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006277	REPAIR/RRF	24,500	08/05/2020
M09472	MECH OTHER	0	03/01/2005
E0414038	ELEC OTHER	2,000	12/01/2004
P0408804	OTHER	0	12/01/2004
R046953	REPAIR/RRF	3,500	12/01/2004
B0414123	FOUNDATION	3,500	12/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2030/1990	2/29/2016	WD	Q	I	01	178,000	
GRANTOR: MURPHY JANE E							
GRANTEE: LABLUE MARY ANN							
1366/0953	11/14/2005	WD	Q	I		192,400	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: MURPHY JANE E							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] L2 U2 W5 FOP=[YR=2005] W16 S8 E14 N6 R2 U2 \$ D2 L2 S6 W14 N8 W16 S41 FGR=[YR=2005] S20 E20 N20 W20\$ E31 N3 FOP=[YR=2005] E8 N7 W5 D3 L3 S4\$ N4 R3 U3 E5 N29\$.											