LOT 27
LOFTON POINTE PB 6/325

MATTOX ARTHUR EARL SR/GUY THIAM
96313 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0027-0000

BUILDING CHARACTERISTICS

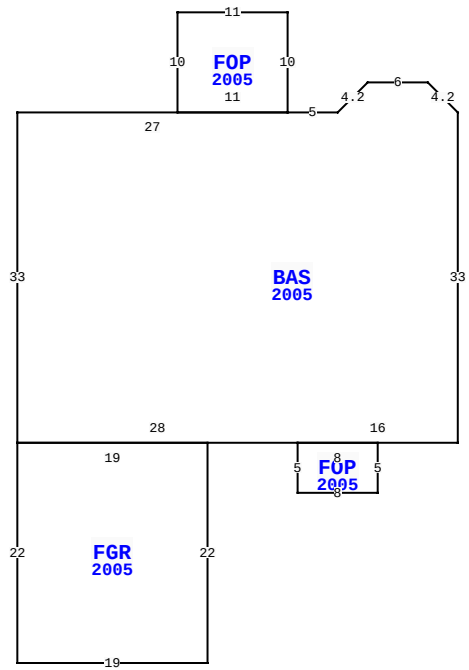
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,479	100	2005	1,479	176,239
FGR	418	55	2005	230	27,408
FOP	40	30	2005	12	1,430
FOP	110	30	2005	33	3,932
TOTALS	2,047			1,754	209,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	127.6500	127.65	223,898	2005	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2020 Heated Area: 1479 HX Base Yr 2020



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

96313 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,009
TOTAL MARKET OB/XF VALUE		6,196
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,205
SOH/AGL Deduction		93,401
ASSESSED VALUE		186,804
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		131,082
TOTAL JUST VALUE		280,205
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14384	ELEC OTHER	2,000	02/01/2005
M0509215	MECH OTHER	0	02/01/2005
B13427	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1159	6/13/2025	WD	Q	I	01	350,000
GRANTOR: WEBB DEANIE P						
GRANTEE: MATTOX ARTHUR EARL						
2303/1698	9/12/2019	WD	Q	I	01	210,000
GRANTOR: GRAY HELEN A						
GRANTEE: WEBB DEANIE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W6 D3 L3 W5 FOP=[YR=2005] N10 W11 S10 E11$ W27 S33 FGR=[YR=2005] S22 E19 N22 W19$ E28 FOP=[YR=2005] S5 E8 N5 W8$ E16 N33$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	548.00	SF	5.20	5.20	100	2005	2005	3	84	2,394	
3	0855	CONC PAVER	0	100	28	3	84.00	SF	10.00	10.00	100	2006	2006	3	86	722	

LAND DESCRIPTION

TOTAL OB/XF 6,196

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	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS