LOT 30
LOFTON POINTE PB 6/325

COE LEE ANN
96281 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0030-0000

BUILDING CHARACTERISTICS

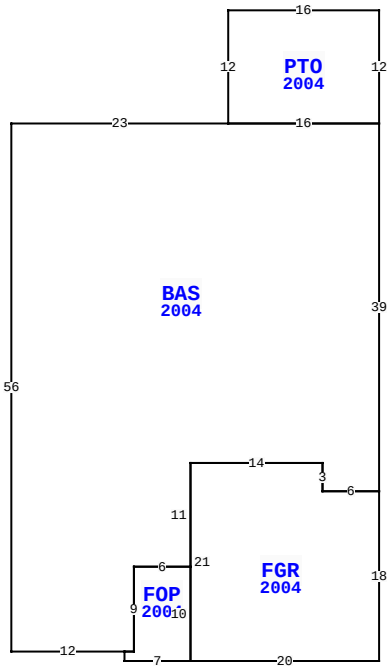
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,748	100	2004	1,748	191,663
FGR	402	55	2004	221	24,232
FOP	61	30	2004	18	1,974
PTO	192	5	2004	10	1,096
TOTALS	2,403			1,997	218,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	121.6033	121.60	242,835	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2020 Heated Area: 1748 HX Base Yr 2020



96281 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,964
TOTAL MARKET OB/XF VALUE		3,178
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		287,142
SOH/AGL Deduction		95,629
ASSESSED VALUE		191,513
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		135,791
TOTAL JUST VALUE		287,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311476	NEW CONSTR	129,017	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/0087	4/02/2019	FJ	U	I	11	0
GRANTOR: TOOTSIE ROBERTA LOURC						
GRANTEE: COE LEE ANN						
2264/0954	3/13/2019	FJ	U	I	11	0
GRANTOR: LOURCEY ROBERTA A EST						
GRANTEE: COE LEE ANN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W16 S12 BAS=[YR=2004] W23 S56 E12
FOP=[YR=2004] S1 E7 FGR=[YR=2004] E20 N18 W6 N3 W14 S21 $
N10W6 S9 W1 $ E1 N9 E6 N11 E14 S3 E6 N39 W16 $ E16 N12 $.

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	0810	CONCRETE A	0	100	0	0	589.00	SF	6.50	6.50	100	2004	2004	3	83	3,178	

LAND DESCRIPTION

TOTAL OB/XF 3,178

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	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS