LOT 34
LOFTON POINTE PB 6/325

VERGEN ALLEN M/VIRUET ELIZABETH
96261 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0034-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

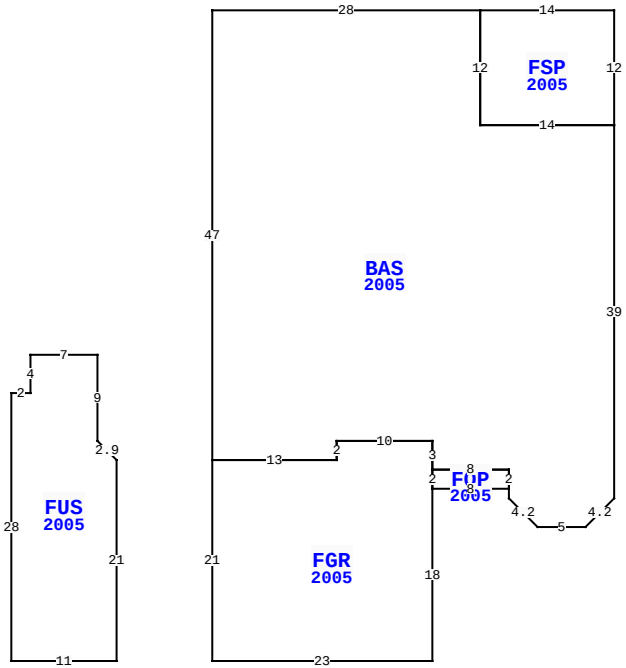
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100	2005	1,862	204,095
FGR	503	55	2005	277	30,363
FOP	16	30	2005	5	548
FSP	168	40	2005	67	7,344
FUS	324	100	2005	324	35,514
TOTALS	2,873			2,535	277,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,535	120.8880	120.89	306,456	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 2025 Heated Area: 2186 HX Base Yr



96261 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	277,864
TOTAL MARKET OB/XF VALUE	2,523
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	345,387
SOH/AGL Deduction	0
ASSESSED VALUE	345,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,387
TOTAL JUST VALUE	345,387
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	357,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15553	NEW CONSTR	180,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1693	10/04/2024	WD	Q	I	01	395,000
GRANTOR: BRINGHURST CONNOR JAR						
GRANTEE: VERGEN ALLEN M						
2381/0946	8/03/2020	WD	Q	I	02	259,000
GRANTOR: BRULAND JESSICA						
GRANTEE: BRINGHURST CONNOR J						

BUILDING NOTES

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	0	0	0	462.00	SF	6.50	6.50	100	2005	2005	3	84	2,523	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-14,0] W28 S47 E13 N2 E10 S3 E8 S2 S1 D3R3 E5 U3R3 N39 W14 N12 $
FUS=[YR=2005;ORIG=-63,40] E2 N4 E7 S9 D2R2 S21 W11 N28 $
FGR=[YR=2005;ORIG=-42,47] S21 E23 N18 N2 N3 W10 S2 W13 $
FSP=[YR=2005;ORIG=0,0] W14 S12 E14 N12 $
FOP=[YR=2005;ORIG=-19,50] E8 N2 W8 S2 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,523

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	0	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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS