

LOT 39
IN OR 2128/1066
LOFTON POINTE PB 6/325

MORGRET FAMILY TRUST/MORGRET CAROLE JANE TRUSTEE
96213 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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

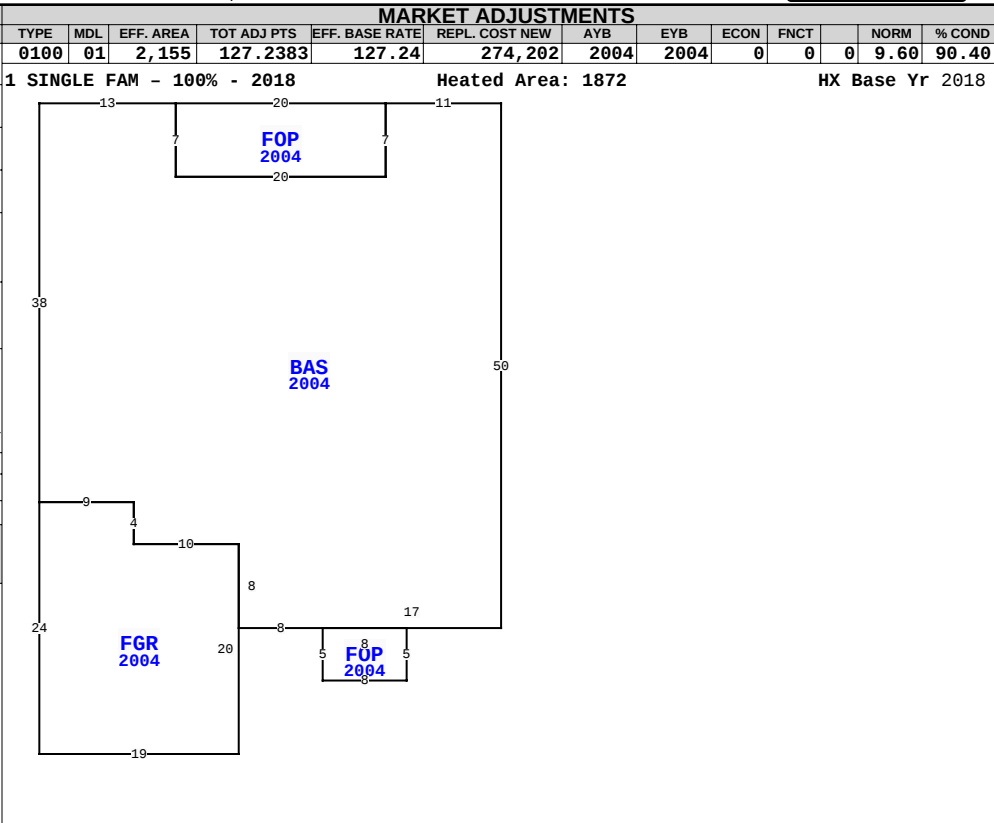
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2004	1,872	215,326
FGR	416	55	2004	229	26,341
FOP	40	30	2004	12	1,380
FOP	140	30	2004	42	4,831

TOTALS	2,468			2,155	247,879
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00
3	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20



96213 RIDGEWOOD CIR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	2004	2004	3	87	3,045	
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00	10.00	100	2004	2004	3	83	548	
3	0811	CONCRETE B	0	100	0	0	558.00	SF	5.20	5.20	100	2004	2004	3	83	2,408	

LAND DESCRIPTION										TOTAL OB/XF										6,001	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										247,879				
TOTAL MARKET OB/XF VALUE										6,001				
TOTAL LAND VALUE - MARKET										65,000				
TOTAL MARKET VALUE										318,880				
SOH/AGL Deduction										127,760				
ASSESSED VALUE										191,120				
TOTAL EXEMPTION VALUE										50,722				
BASE TAXABLE VALUE										140,398				
TOTAL JUST VALUE										318,880				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										307,862				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412788	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2128/1066	6/22/2017	WD	Q	I	01	199,500	
GRANTOR: WILES CLAYTON A							
GRANTEE: MORGRET FAMILY TRUS							
1285/0001	1/03/2005	WD	U	I	21	198,700	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: WILES CLAYTON A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W11 FOP=[YR=2004] W20 S7 E20 N7 \$ S7 W20 N7 W13 S38 FGR=[YR=2004] S24 E19 N20 W10 N4 W9 \$ E9 S4 E10 S8 E8 FOP=[YR=2004] S5 E8 N5 W8\$ E17 N50\$.									