LOT 41
LOFTON POINTE PB 6/325

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

01-2N-27-1270-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

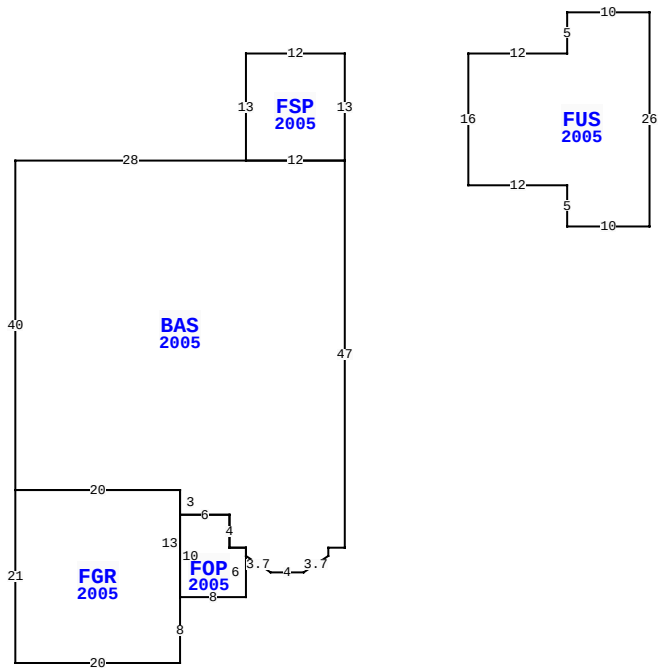
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,740	100	2005	1,740	197,030
FGR	420	55	2005	231	26,158
FOP	72	30	2005	22	2,491
FSP	156	40	2005	62	7,021
FUS	452	100	2005	452	51,182
TOTALS	2,840			2,507	283,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	124.6416	124.64	312,472	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 0% - 2025 Heated Area: 2192 HX Base Yr



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

96197 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	283,881
TOTAL MARKET OB/XF VALUE	2,762
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	351,643
SOH/AGL Deduction	0
ASSESSED VALUE	351,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,643
TOTAL JUST VALUE	351,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	339,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007754	REMODEL	3,344	07/22/2019
B0413058	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1998	5/29/2024	WD	U	I	37	312,500
GRANTOR: ALLEN EDYTHE C LVG TR						
GRANTEE: YAMASA CO LTD						
1385/1351	1/31/2006	WD	Q	I	01	100
GRANTOR: ALLEN EDYTHE C						
GRANTEE: ALLEN EDYTHE C TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W12 S13 BAS=[YR=2005] W28 S40 FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N6 W2 N4 W6 S10$ N13 W20$ E20 S3 E6 S4 E2 S1 D2 R3 E4 U2 R3 N1E2N47W12$ E12N13$ PTR=E15 FUS=[YR=2005] E12 N5 E10 S26 W10 N5 W12 N16$ W15 $.

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	0855	CONC PAVER	0	0	16	3	48.00	SF	10.00	10.00	100	2005	2005	3	84	403	
2	0810	CONCRETE A	0	0	0	0	432.00	SF	6.50	6.50	100	2005	2005	3	84	2,359	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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 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