

MATTHEWS AARON LEE & KIMBERLY DAWN
96189 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo14CARPET 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units Occupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4044.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS234100200323428,795

BAS2,17710020032,177267,889

FGR24255200313316,367

FGR45755200325130,887

FOP52302003161,969

FOP110302003334,061

FSP40440200316219,935

TOTALS3,6763,006369,900

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,188.00SF4.004.00100200320033823,897

20855CONC PAVER010000196.00SF10.0010.00100200320033821,607

30462ST/AL FNC01000042.00SF10.0010.0010020032003330126

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE12/10/2021BY NWTotal Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREAEFF. BASE RATEEYB ECON FNCTNORM% COND

0900013,006103.9600137.23412,513200320030010.3389.67

1 SNGL FAM - 100% - 2023Heated Area: 2411HX Base Yr 2023

Diagram showing lot dimensions and area calculations:

Diagram labels: BAS 2003, FSP 2003, FOP 2003, FGR 2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE369,900

TOTAL MARKET OB/XF VALUE5,630

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE440,530

SOH/AGL Deduction5,329

ASSESSED VALUE435,201

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE384,479

TOTAL JUST VALUE440,530

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE422,936

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSN CD SALE PRICE

2529/10751/06/2022WDQI01480,000

GRANTOR: GREEN ROBERT W & MARY

GRANTEE: MATTHEWS AARON LEE

1187/195311/12/2003WDQI218,000

GRANTOR: COPPENBARGER HOMES IN

GRANTEE: GREEN ROBERT W & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W20 FSP=[YR=2003] W30 S15 R3 U3 E7 R3 D3
E13 N4 E4 N11\$ S11 W4 S4 W13 U3 L3 W7 L3 D3 S40
FGR=[YR=2003] S21 E21 N20 L3 U3 W7 S2 W11\$ E11 N2 E7 U3 R3
FOP=[YR=2003] E13 N4 W13 S4\$ N4 E13 S4 E1 D4 R4
FOP=[YR=2003] S10 BAS=[YR=2003] L3 D3 S14 FGR=[YR=2003]
W7 S11 E5 S1 E11 N1 E5 N11 W14\$ E14 N17 W11\$ E11 N10 W11\$ E11
N54\$.