LOT 46
IN OR 1763/757
LOFTON POINTE PB 6/325

KIRKLAND DONALD R LVG TRUST/KIRKLAND DONALD R TRUS
96175 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

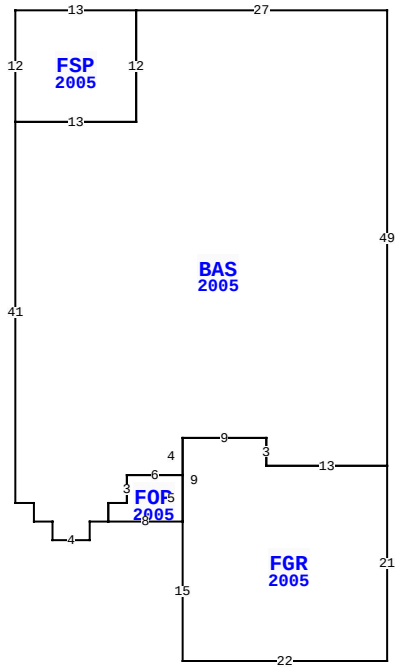
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,855	100	2005	1,855	211,923
FGR	489	55	2005	269	30,732
FOP	34	30	2005	10	1,142
FSP	156	40	2005	62	7,083
TOTALS	2,534			2,196	250,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,196	125.9986	126.00	276,696	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2007 Heated Area: 1855 HX Base Yr 2007



96175 RIDGEWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,880
TOTAL MARKET OB/XF VALUE		2,595
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		318,475
SOH/AGL Deduction		152,396
ASSESSED VALUE		166,079
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,357
TOTAL JUST VALUE		318,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13508	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1763/0757	5/09/2011	WD	U	I	30	100
GRANTOR: KIRKLAND DONALD R						
GRANTEE: KIRKLAND DONALD R T						
1302/0604	3/16/2005	WD	Q	I		185,700
GRANTOR: TOUSA HOMES INC						
GRANTEE: KIRKLAND DONALD R						

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	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	100	2005	2005	3	84	2,595	

BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2005] W13 S12 E13 N12$ S12 W13 S41 E2 S2 E2 S2 E4 N2 E2 FOP=[YR=2005] E8 FGR=[YR=2005] S15 E22 N21 W13 N3 W9 S9$ N5 W6 S3 W2 S2$ N2 E2 N3 E6 N4 E9 S3 E13 N49$.

LAND DESCRIPTION

TOTAL OB/XF 2,595

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		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