LOT 53
IN OR 1601/382
LOFTON POINTE PB 6/325

MILLEMAN VICKY
96107 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0053-0000

BUILDING CHARACTERISTICS

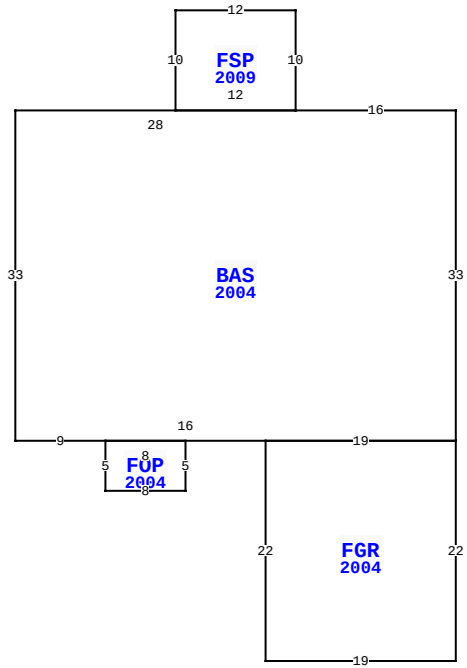
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,452	100	2004	1,452	167,555
FGR	418	55	2004	230	26,541
FOP	40	30	2004	12	1,385
FSP	120	40	2009	48	5,539
TOTALS	2,030			1,742	201,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	127.6500	127.65	222,366	2004	2004	0	0	0	9.60	90.40

1 SINGLE FAM – 100% - 2010 Heated Area: 1452 HX Base Yr 2010



96107 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,019
TOTAL MARKET OB/XF VALUE		6,527
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		272,546
SOH/AGL Deduction		131,465
ASSESSED VALUE		141,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,359
TOTAL JUST VALUE		272,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412508	NEW CONSTR	170,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1601/0382	1/15/2009	WD	Q	I	01	167,500
GRANTOR: MOORE JANE ELIZABETH						
GRANTEE: MILLEMAN VICKY						
1276/1629	11/29/2004	WD	Q	I		168,200
GRANTOR: COPPENBARGER HOMES						
GRANTEE: LUCZAK TOM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 FSP=[YR=2009] N10 W12 S10 E12 $ W28 S33 E9 FOP=[YR=2004] S5 E8 N5 W8 $ E16 FGR=[YR=2004] S22 E19 N22 W19 $ E19 N33 $.

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	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	0825	BRICK	0	100	0	0	90.00	SF	12.50	12.50	100	2004	2004	3	95	1,069	
3	0811	CONCRETE B	0	100	0	0	559.00	SF	5.20	5.20	100	2004	2004	3	83	2,413	

LAND DESCRIPTION

TOTAL OB/XF 6,527

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	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 03/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS