LOT 95
IN OR 2030/1990
LOFTON POINTE PB 6/325

LABLUE MARY ANN
96246 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0095-0000

BUILDING CHARACTERISTICS

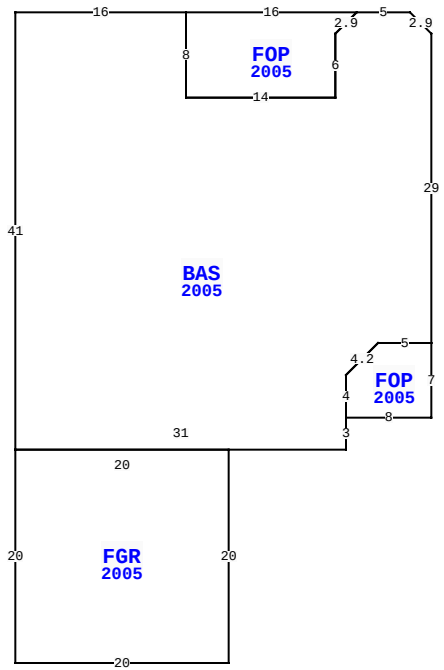
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,408	100	2005	1,408	172,841
FGR	400	55	2005	220	27,006
FOP	52	30	2005	16	1,964
FOP	114	30	2005	34	4,174
TOTALS	1,974			1,678	205,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,678	135.1250	135.12	226,731	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1408 HX Base Yr 2017



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

96246 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		205,985
TOTAL MARKET OB/XF VALUE		8,662
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		279,647
SOH/AGL Deduction		108,839
ASSESSED VALUE		170,808
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		70,086
TOTAL JUST VALUE		279,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006277	REPAIR/RRF	24,500	08/05/2020
M09472	MECH OTHER	0	03/01/2005
E0414038	ELEC OTHER	2,000	12/01/2004
P0408804	OTHER	0	12/01/2004
R046953	REPAIR/RRF	3,500	12/01/2004
B0414123	FOUNDATION	3,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/1990	2/29/2016	WD	Q	I	01	178,000
GRANTOR: MURPHY JANE E						
GRANTEE: LABLUE MARY ANN						
1366/0953	11/14/2005	WD	Q	I		192,400
GRANTOR: COPPENBARGER HOMES						
GRANTEE: MURPHY JANE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W5 FOP=[YR=2005] W16 S8 E14 N6 R2 U2 $ D2 L2 S6 W14 N8 W16 S41 FGR=[YR=2005] S20 E20 N20 W20$ E31 N3 FOP=[YR=2005] E8 N7 W5 D3 L3 S4$ N4 R3 U3 E5 N29$.

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	100	0	0	111.00	SF	10.00	10.00	100	2005	2005	3	84	932	
2	0810	CONCRETE A	0	100	0	0	544.00	SF	6.50	6.50	100	2005	2005	3	84	2,970	
3	0462	ST/AL FNC	0	100	175	0	700.00	SF	10.00	10.00	100	2013	2013	3	68	4,760	

LAND DESCRIPTION

TOTAL OB/XF 8,662

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	000134	C	RES POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS