LOT 100
LOFTON POINTE PB 6/325

EDWARDS MELISSA J
96156 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0100-0000

BUILDING CHARACTERISTICS

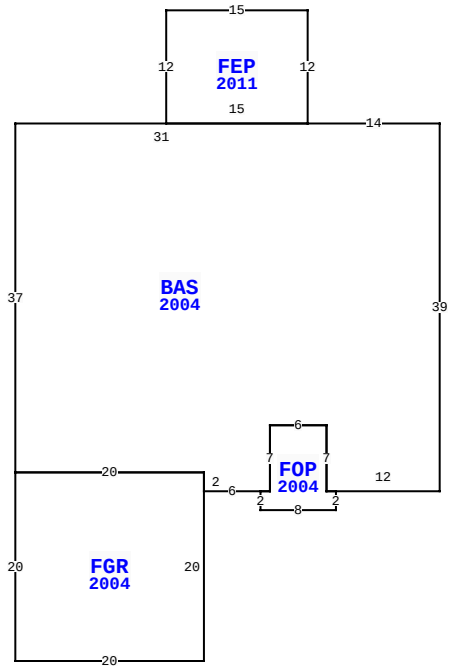
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,673	100	2004	1,673	182,655
FEP	180	80	2011	144	15,722
FGR	400	55	2004	220	24,019
FOP	58	30	2004	17	1,856
TOTALS	2,311			2,054	224,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	121.0398	121.04	248,616	2004	2004	0	0	0	9.80	90.20

1 SINGLE FAM – 100% - 2013 Heated Area: 1673 HX Base Yr 2013



96156 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,252
TOTAL MARKET OB/XF VALUE		37,225
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		326,477
SOH/AGL Deduction		138,071
ASSESSED VALUE		188,406
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,684
TOTAL JUST VALUE		326,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000412	SWIM POOL	61,141	01/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1810	2/12/2020	QC	U	I	11	100
GRANTOR: SUTTON MELISSA J						
GRANTEE: EDWARDS MELISSA J						
1817/0518	9/17/2012	WD	Q	I	02	135,000
GRANTOR: SEAGRAVES MARY JEAN						
GRANTEE: SUTTON MELISSA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FEP=[YR=2011] N12 W15 S12 E15$ W31 S37
FGR=[YR=2004] S20 E20 N20 W20 $ E20 S2 E6 FOP=[YR=2004] S2
E8 N2 W1 N7 W6 S7 W1 $ E1 N7 E6 S7 E12 N39 $.

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	688.00	SF	5.20	5.20	100	2004	2004	3	83	2,969	
2	0479	VF PICKET	0	100	0	0	139.00	LF	10.00	10.00	100	2006	2006	3	66	917	
3	0861	POOL GUNIT	0	100	0	0	339.00	SF	85.00	85.00	100	2024	2023		98	28,239	
4	0855	CONC PAVER	0	100	0	0	510.00	SF	10.00	10.00	100	2024	2023		100	5,100	

LAND DESCRIPTION

TOTAL OB/XF 37,225

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 12/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS