LOT 25
LOFTON POINTE PB 6/325

EDGE DANA
96337 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

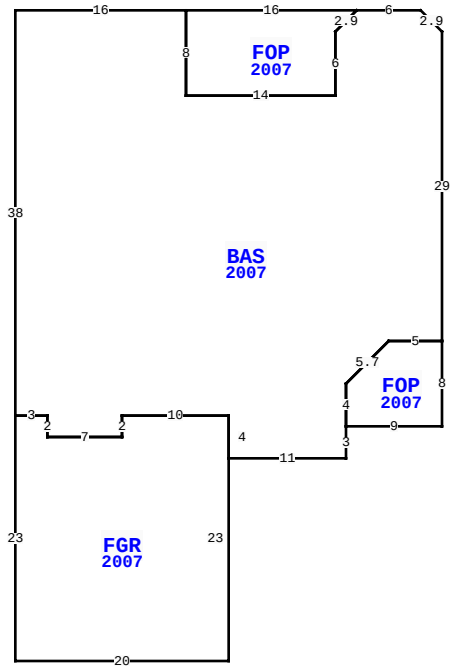
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,407	100	2007	1,407	157,295
FGR	446	55	2007	245	27,389
FOP	64	30	2007	19	2,124
FOP	114	30	2007	34	3,801
TOTALS	2,031			1,705	190,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	116.5500	122.38	208,658	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2024 Heated Area: 1407 HX Base Yr 2024



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

96337 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,609
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		260,609
SOH/AGL Deduction		8,729
ASSESSED VALUE		251,880
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,469
TOTAL JUST VALUE		260,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11433	H/AC	0	04/01/2006
P10643	NEW CONSTR	0	01/01/2006
C16800	CO ISSUED	0	12/01/2005
E16409	NEW CONSTR	2,000	12/01/2005
R08700	REPAIR/RRF	3,500	12/01/2005
B16712	FOUNDATION	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1092	3/03/2023	WD	Q	I	02	285,000
GRANTOR: NOBLE VERDIE ANNETTE						
GRANTEE: EDGE DANA						
1490/1278	4/09/2007	WD	Q	I		195,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: NOBLE VERDIE ANNETT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U2 L2 W6 FOP=[YR=2007] W16S8 E14N6 U2 R2 $ D2 L2 S6W14N8W16 S38 FGR=[YR=2007] S23E20N23W10S2W7N2 W3$ E3S2E7N2E10S4E11N3 FOP=[YR=2007] E9N8W5 D4 L4 S4$ N4 R4 U4 E5N29$.

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

LAND DESCRIPTION — TOTAL OB/XF 0

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	70,000.00	70,000.00	70,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS