

MATTOX ARTHUR EARL SR/GUY THIAM
96313 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 70		0100	01	1,754	117.6000	123.48	216,584	2005	2005		0		0	9.83	90.17	VALUATION BY				STANDARD							
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 100% - 2026														Heated Area: 1479				HX Base Yr							
Roof Cover	03	COMP SHNGL 100																Tax Group: 4				Tax Dist:							
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE				195,294							
Interior Floo	13	LVT/LAMNT 50																TOTAL MARKET OB/XF VALUE				3,045							
Interior Floo	14	CARPET 50																TOTAL LAND VALUE - MARKET				70,000							
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE				268,339							
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				0							
Bedrooms	3	3 100																ASSESSED VALUE				268,339							
Bathrooms	2	2 100																TOTAL EXEMPTION VALUE				13							
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				0							
Stories	1.	1. 100																TOTAL JUST VALUE				268,339							
Units	0	0 100		NCON VALUE				0																					
Occupancy	00	NONE 100		INCOME VALUE																									
Quality		04		Quality Level 04		PREVIOUS YEAR MKT VALUE				280,205																			
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	1,479	100	2005	1,479	164,675																								
FGR	418	55	2005	230	25,608																								
FOP	40	30	2005	12	1,336																								
FOP	110	30	2005	33	3,674																								
TOTALS		2,047		1,754		195,294																							
EXTRA FEATURES		96313 RIDGEWOOD CIR, FERNANDINA BEACH																											
L N	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	100	2005	2005	3	87	3,045														
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																													