LOT 30
LOFTON POINTE PB 6/325

COE LEE ANN
96281 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

**2026**

**01-2N-27-1270-0030-0000**

## BUILDING CHARACTERISTICS

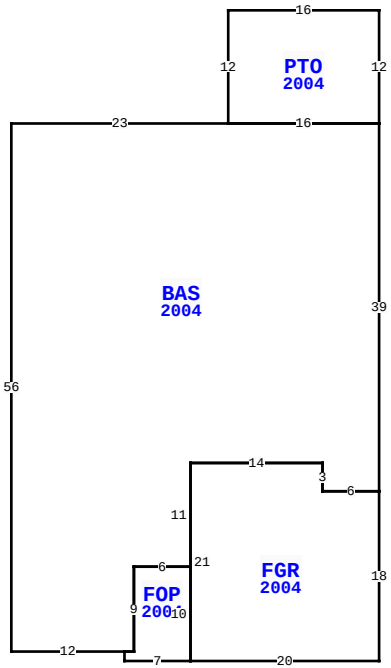
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,748 | 100 | 2004 | 1,748 | 182,731 |
| FGR | 402 | 55 | 2004 | 221 | 23,103 |
| FOP | 61 | 30 | 2004 | 18 | 1,881 |
| PTO | 192 | 5 | 2004 | 10 | 1,046 |
| TOTALS | 2,403 | | | 1,997 | 208,761 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,997 | 111.0291 | 116.58 | 232,810 | 2004 | 2004 | 0 | 0 | 0 | 10.33 | 89.67 |

1 SINGLE FAM 100% - 2020 Heated Area: 1748 HX Base Yr 2020




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

96281 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 | | 208,761 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 278,761 |
| SOH/AGL Deduction | | 82,077 |
| ASSESSED VALUE | | 196,684 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 140,273 |
| TOTAL JUST VALUE | | 278,761 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 287,142 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311476 | NEW CONSTR | 129,017 | 07/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2268/0087 | 4/02/2019 | FJ | U | I | 11 | 0 |
| GRANTOR: TOOTSIE ROBERTA LOURC | | | | | | |
| GRANTEE: COE LEE ANN | | | | | | |
| 2264/0954 | 3/13/2019 | FJ | U | I | 11 | 0 |
| GRANTOR: LOURCEY ROBERTA A EST | | | | | | |
| GRANTEE: COE LEE ANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2004] W16 S12 BAS=[YR=2004] W23 S56 E12
FOP=[YR=2004] S1 E7 FGR=[YR=2004] E20 N18 W6 N3 W14 S21 $
N10W6 S9 W1 $ E1 N9 E6 N11 E14 S3 E6 N39 W16 $ E16 N12 $ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS