LOT 33
IN OR 1925/1409
LOFTON POINTE PB 6/325

IH4 PROPERTY FLORIDA LP
C/O INVITATION HOMES-TAX DEPT, 1717 MAIN ST, STE 2000
DALLAS, TX 75201

2026

01-2N-27-1270-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

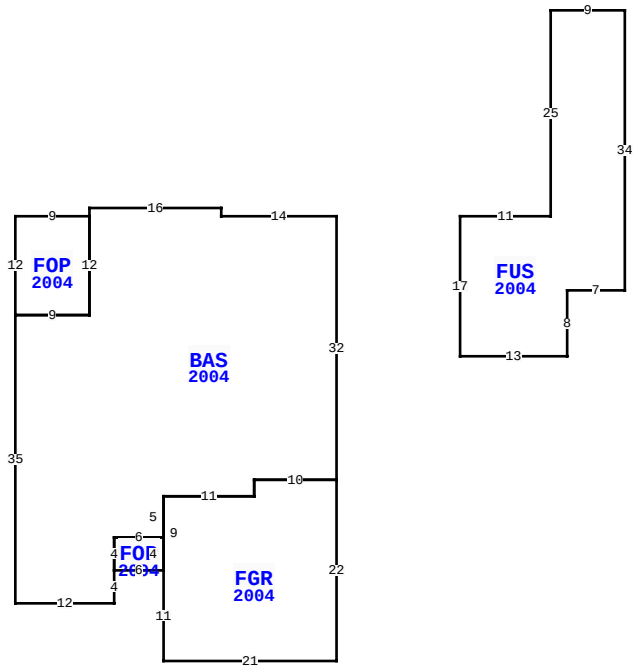
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2004	1,400	156,243
FGR	440	55	2004	242	27,008
FOP	24	30	2004	7	781
FOP	108	30	2004	32	3,571
FUS	509	100	2004	509	56,805
TOTALS	2,481			2,190	244,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	118.2321	124.14	271,867	2004	2004	0	0	0	10.10	89.90

1 SINGLE FAM 0% - 0 Heated Area: 1909 HX Base Yr



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

96269 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	244,408
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	317,418
SOH/AGL Deduction	0
ASSESSED VALUE	317,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,418
TOTAL JUST VALUE	317,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413084	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1925/1407	6/25/2014	QC	U	I	11	100
GRANTOR: MOORE JANE E						
GRANTEE: MOORE CHARLES E						
1925/1409	6/24/2014	WD	U	I	38	150,000
GRANTOR: MOORE CHARLES E						
GRANTEE: IH4 PROPERTY FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 N1 W16 S1 FOP=[YR=2004] W9 S12 E9 N12$ S12 W9 S35 E12 N4 FOP=[YR=2004] E6 FGR=[YR=2004] S11 E21 N22 W10 S2 W11 S9$ N4 W6 S4$ N4 E6 N5 E11 N2 E10 N32$ PTR=E15 FUS=[YR=2004] E11 N25 E9 S34 W7 S8 W13 N17 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0	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