LOT 38
IN OR 2095/1504
LOFTON POINTE PB 6/325

DENISON JAMES L
85220 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0038-0000

BUILDING CHARACTERISTICS

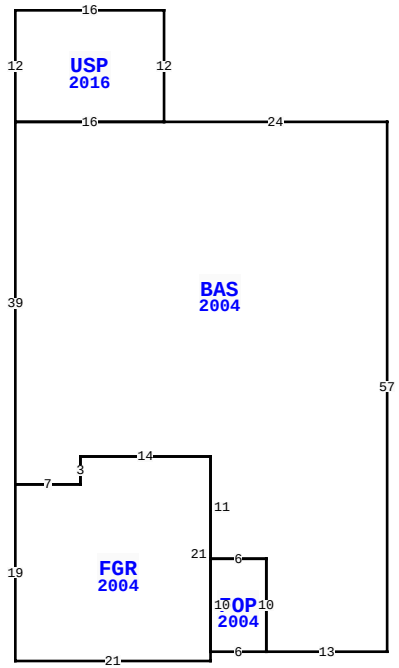
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,800	100	2004	1,800	186,537
FGR	441	55	2004	243	25,183
FOP	60	30	2004	18	1,865
USP	192	30	2016	58	6,010
TOTALS	2,493			2,119	219,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,119	111.3378	116.90	247,711	2004	2004	0	0	0	11.35	88.65

1 SINGLE FAM 0% - 0 Heated Area: 1800 HX Base Yr



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

96225 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,596
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	292,606
SOH/AGL Deduction	0
ASSESSED VALUE	292,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,606
TOTAL JUST VALUE	292,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632827	12X15SCRPRCH	4,018	08/01/2016
B0311543	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1504	1/20/2017	WD	Q	I	01	185,900
GRANTOR: BROWN-WALLACE MARY L						
GRANTEE: DENISON JAMES L						
2015/0352	11/10/2015	WD	Q	I	02	180,000
GRANTOR: GOEBEL JACK C & CHRIS						
GRANTEE: BROWN-WALLACE MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 USP=[YR=2016] N12 W16 S12 E16 $ W16 S39
FGR=[YR=2004] S19 E21 N1 FOP=[YR=2004] E6 N10 W6 S10 $ N21
W14 S3 W7$ E7 N3 E14 S11 E6 S10 E13N57 $.

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS