LOT 39
LOFTON POINTE PB 6/325

MORGRET FAMILY TRUST/RICE DEBRA ANN TRUSTEE
96213 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0039-0000

BUILDING CHARACTERISTICS

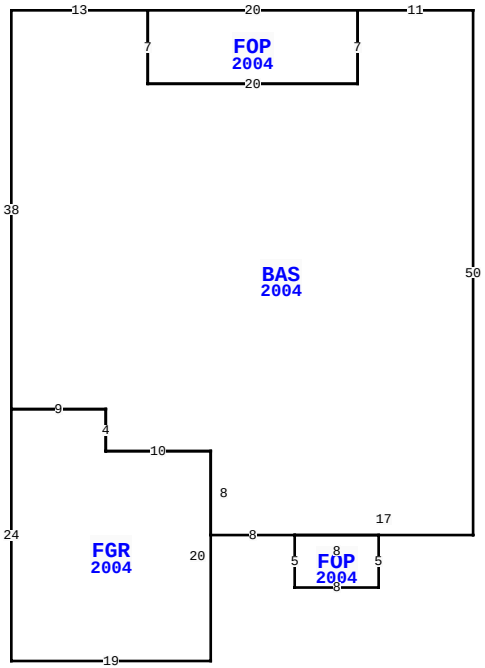
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,872	100	2004	1,872	205,284
FGR	416	55	2004	229	25,112
FOP	40	30	2004	12	1,316
FOP	140	30	2004	42	4,606
TOTALS	2,468			2,155	236,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	116.1741	121.98	262,867	2004	2004	0	0	0	10.10	89.90

1 SINGLE FAM 0% - 2026 Heated Area: 1872 HX Base Yr



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

96213 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,317
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	309,327
SOH/AGL Deduction	0
ASSESSED VALUE	309,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,327
TOTAL JUST VALUE	309,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412788	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/1066	6/22/2017	WD	Q	I	01	199,500
GRANTOR: WILES CLAYTON A						
GRANTEE: MORGRET FAMILY TRUS						
1285/0001	1/03/2005	WD	U	I	21	198,700
GRANTOR: COPPENBARGER HOMES						
GRANTEE: WILES CLAYTON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] W20 S7 E20 N7 $ S7 W20 N7 W13 S38 FGR=[YR=2004] S24 E19 N20 W10 N4 W9 $ E9 S4 E10 S8 E8 FOP=[YR=2004] S5 E8 N5 W8$ E17 N50$.

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