LOT 41
LOFTON POINTE PB 6/325

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

01-2N-27-1270-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

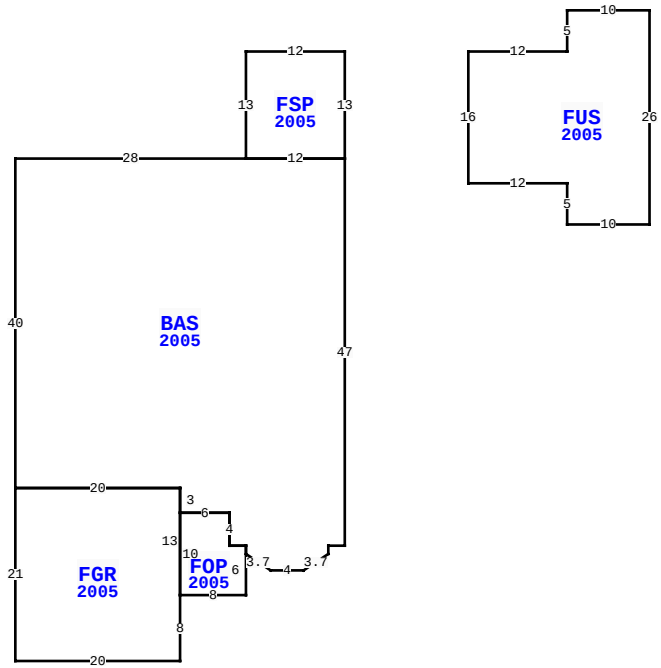
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,740	100	2005	1,740	187,849
FGR	420	55	2005	231	24,938
FOP	72	30	2005	22	2,375
FSP	156	40	2005	62	6,693
FUS	452	100	2005	452	48,797
TOTALS	2,840			2,507	270,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,507	113.8032	119.49	299,561	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2025 Heated Area: 2192 HX Base Yr



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

96197 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	270,653
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	340,653
SOH/AGL Deduction	0
ASSESSED VALUE	340,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,653
TOTAL JUST VALUE	340,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007754	REMODEL	3,344	07/22/2019
B0413058	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/1998	5/29/2024	WD	U	I	37	312,500
GRANTOR: ALLEN EDYTHE C LVG TR						
GRANTEE: YAMASA CO LTD						
1385/1351	1/31/2006	WD	Q	I	01	100
GRANTOR: ALLEN EDYTHE C						
GRANTEE: ALLEN EDYTHE C TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W12 S13 BAS=[YR=2005] W28 S40 FGR=[YR=2005] S21 E20 N8 FOP=[YR=2005] E8 N6 W2 N4 W6 S10$ N13 W20$ E20 S3 E6 S4 E2 S1 D2 R3 E4 U2 R3 N1E2N47W12$ E12N13$ PTR=E15 FUS=[YR=2005] E12 N5 E10 S26 W10 N5 W12 N16$ W15 $.

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	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