

LOT 42
IN OR 1620/1378
LOFTON POINTE PB 6/325

BEACH GREGORY C
96191 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0042-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND															
Exterior Wall		05	AVERAGE 80							0100	01	1,894	114.7335	120.47	228,170	2004	2004	0	0	0	10.30	89.70	VALUATION BY														
Exterior Wall		16	WD FR STUC 20							1 SINGLE FAM 100% - 2024														Heated Area: 1591													
Roof Structur		03	GABLE/HIP 100																					HX Base Yr 2024													
Roof Cover		03	COMP SHNGL 100																					STANDARD													
Interior Wall		05	DRYWALL 100																					Tax Group: 4													
Interior Floo		14	CARPET 70																					BUILDING MARKET VALUE													
Interior Floo		11	CLAY TILE 30																					204,668													
Air Condition		03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE													
Heating Type		04	AIR DUCTED 100																					3,010													
Bedrooms			3 100																					TOTAL LAND VALUE - MARKET													
Bathrooms			2 100																					70,000													
Frame		02	WOOD FRAME 100																					TOTAL MARKET VALUE													
Stories		1.	1. 100																					277,678													
Units			0 100																					SOH/AGL Deduction													
Occupancy		00	NONE 100																					0													
Quality		04	Quality Level 04																					ASSESSED VALUE													
DOR CODE		0100	SINGLE FAMILY																					277,678													
MAP NUM			MKT AREA																					TOTAL EXEMPTION VALUE													
NEIGHBORHOOD/LOC		4044.00																						HX HB													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BASE TAXABLE VALUE																
BAS		1,591	100	2004	1,591	171,926															226,267																
FGR		462	55	2004	254	27,447															TOTAL JUST VALUE																
FOP		20	30	2004	6	649															277,678																
FOP		144	30	2004	43	4,646															NCON VALUE																
TOTALS		2,217			1,894	204,668															INCOME VALUE																
EXTRA FEATURES																PREVIOUS YEAR MKT VALUE																					
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																						
1		0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																				
BLD DATE		03/03/2023														NW																					
XF DATE																LGL DATE																					
INC DATE																LAND DATE																					
																AG DATE																					
																04/01/2026																					
																MLU																					
LAND DESCRIPTION																BUILDING NOTES																					
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE																			
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		01/01/2023														BY CD																					
Total Acres:		0.00														Total Land Value: 70,000																					
Market:		0														Agricultural: 0																					
Common:		70,000														PRINTED 07/09/2026 BY SYS																					