LOT 43
LOFTON POINTE PB 6/325

MATTHEWS AARON LEE & KIMBERLY DAWN
96189 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0043-0000

BUILDING CHARACTERISTICS

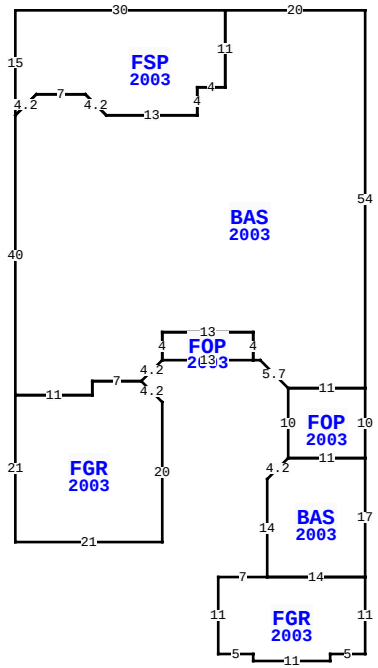
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	234	100	2003	234	26,193
BAS	2,177	100	2003	2,177	243,683
FGR	242	55	2003	133	14,887
FGR	457	55	2003	251	28,096
FOP	52	30	2003	16	1,791
FOP	110	30	2003	33	3,693
FSP	404	40	2003	162	18,134
TOTALS	3,676			3,006	336,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,006	119.5540	125.53	377,343	2003	2003	0	0	0	10.83	89.17

1 SINGLE FAM 100% - 2023 Heated Area: 2411 HX Base Yr 2023



96189 RIDGEWOOD CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,477
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		406,477
SOH/AGL Deduction		0
ASSESSED VALUE		406,477
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,066
TOTAL JUST VALUE		406,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1075	1/06/2022	WD	Q	I	01	480,000
GRANTOR: GREEN ROBERT W & MARY						
GRANTEE: MATTHEWS AARON LEE						
1187/1953	11/12/2003	WD	Q	I		218,000
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: GREEN ROBERT W & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W20 S11 W4 S4 W13 U3L3 W7 D3L3 S40 E11 N2 E7 U3R3 N4 E13 S4 E1 D4R4 E11 N54 $
FGR=[YR=2003;ORIG=-50,55] S21 E21 N20 U3L3 W7 S2 W11 $
FSP=[YR=2003;ORIG=-20,0] W30 S15 U3R3 E7 D3R3 E13 N4 E4 N11 $
FGR=[YR=2003;ORIG=-14,81] W7 S11 E5 S1 E11 N1 E5 N11 W14 $
BAS=[YR=2003;ORIG=-11,64] D3L3 S14 E14 N17 W11 $
FOP=[YR=2003;ORIG=-11,54] S10 E11 N10 W11 $
FOP=[YR=2003;ORIG=-29,50] E13 N4 W13 S4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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