LOT 45
IN OR 1450/786
LOFTON POINTE PB 6/325

PASCUAL FRANCISCO & ANA
96181 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

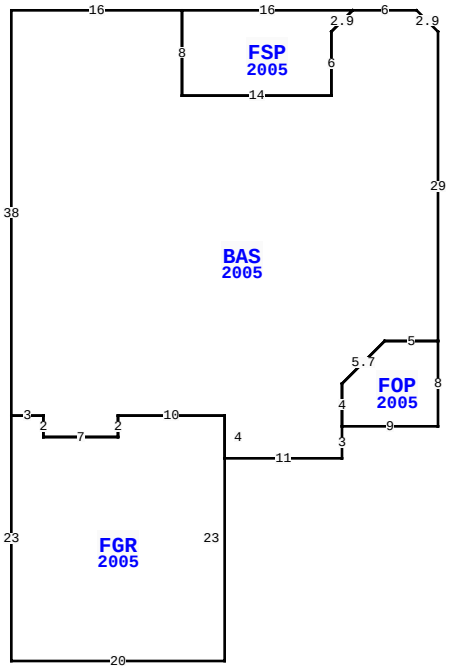
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,407	100	2005	1,407	161,039
FGR	446	55	2005	245	28,042
FOP	64	30	2005	19	2,175
FSP	114	40	2005	46	5,265
TOTALS	2,031			1,717	196,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	120.6450	126.68	217,510	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2007 Heated Area: 1407 HX Base Yr 2007



96181 RIDGEWOOD CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,520
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		266,520
SOH/AGL Deduction		106,269
ASSESSED VALUE		160,251
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,840
TOTAL JUST VALUE		266,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509915	H/AC	0	06/01/2005
P09282	NEW CONSTR	0	04/01/2005
E14585	NEW CONSTR	2,000	03/01/2005
R07312	REPAIR/RRF	3,500	03/01/2005
B14706	NEW CONSTR	108,856	03/01/2005
B14647	FOUNDATION	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/0786	10/06/2006	WD	Q	I		197,000
GRANTOR: FITZPATRICK MICHAEL &						
GRANTEE: PASCUAL FRANCISCO J						
1377/1562	12/30/2005	WD	Q	I		178,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: FITZPATRICK MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W6 FSP=[YR=2005] W16 S8E14N6 U2 R2 $ D2 L2 S6W14N8 W16S38 FGR=[YR=2005] S23E20N23W10S2 W7N2W3$ E3S2E7N2 E10S4 E11N3 FOP=[YR=2005] E9N8W5 L4 D4 S4$ N4 U4 R4 E5 N29$.

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