LOT 46
IN OR 1763/757
LOFTON POINTE PB 6/325

**KIRKLAND DONALD R LVG TRUST/KIRKLAND DONALD R TRUS**
96175 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

**2026**

**01-2N-27-1270-0046-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 |

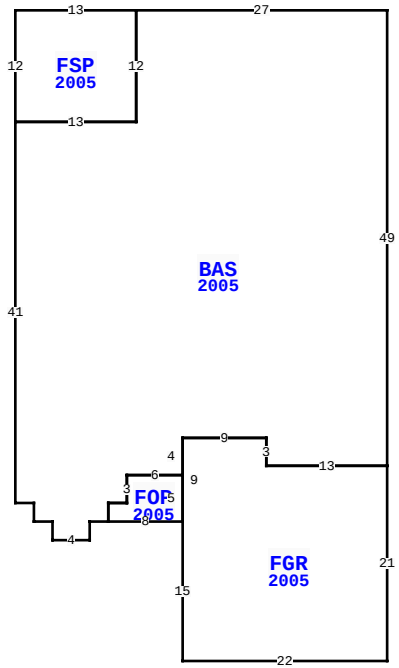
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4044.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,855 | 100 | 2005 | 1,855 | 198,427 |
| FGR | 489 | 55 | 2005 | 269 | 28,774 |
| FOP | 34 | 30 | 2005 | 10 | 1,069 |
| FSP | 156 | 40 | 2005 | 62 | 6,632 |
| TOTALS | 2,534 | | | 2,196 | 234,903 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,196 | 112.9842 | 118.63 | 260,511 | 2005 | 2005 | 0 | 0 | 0 | 9.83 | 90.17 |

1 SINGLE FAM 100% - 2007 Heated Area: 1855 HX Base Yr 2007




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

96175 RIDGEWOOD CIR, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,903 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 304,903 |
| SOH/AGL Deduction | | 134,340 |
| ASSESSED VALUE | | 170,563 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 119,152 |
| TOTAL JUST VALUE | | 304,903 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,475 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B13508 | NEW CONSTR | 0 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1763/0757 | 5/09/2011 | WD | U | I | 30 | 100 |
| GRANTOR: KIRKLAND DONALD R | | | | | | |
| GRANTEE: KIRKLAND DONALD R T | | | | | | |
| 1302/0604 | 3/16/2005 | WD | Q | I | | 185,700 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: KIRKLAND DONALD R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W27 FSP=[YR=2005] W13 S12 E13 N12$ S12 W13 S41 E2 S2 E2 S2 E4 N2 E2 FOP=[YR=2005] E8 FGR=[YR=2005] S15 E22 N21 W13 N3 W9 S9$ N5 W6 S3 W2 S2$ N2 E2 N3 E6 N4 E9 S3 E13 N49$ .

## 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