LOT 47
LOFTON POINTE PB 6/325

MCGOWEN BRENDAN & LAURA
96163 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

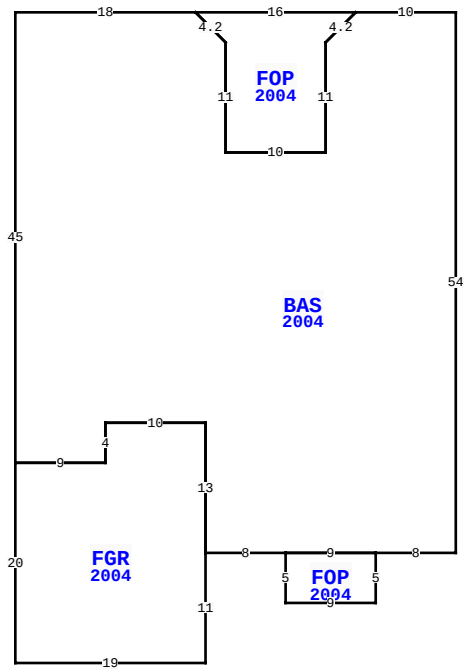
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,016	100	2004	2,016	216,677
FGR	420	55	2004	231	24,827
FOP	45	30	2004	14	1,504
FOP	149	30	2004	45	4,837
TOTALS	2,630			2,306	247,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	114.1161	119.82	276,305	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 100% - 2025 Heated Area: 2016 HX Base Yr 2025



96163 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		247,846
TOTAL MARKET OB/XF VALUE		45,229
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		363,075
SOH/AGL Deduction		65,487
ASSESSED VALUE		297,588
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,177
TOTAL JUST VALUE		363,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414233	REMODEL	7,812	12/01/2004
B0311936	NEW CONSTR	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1377	5/17/2024	WD	Q	I	01	418,000
GRANTOR: STRAUB JOSEPH B SR						
GRANTEE: MCGOWEN BRENDAN & L						
2141/0620	8/10/2017	QC	U	I	11	100
GRANTOR: STRAUB JOSEPH B SR &						
GRANTEE: STRAUB JOSEPH B SR						

BUILDING NOTES

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
4	0911	SCRN RM A	0	100	19	38	722.00	SF	18.00	18.00	100	2005	2005	3	21	2,729	

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W10 D3L3 S11 W10 N11 U3L3 W18 S45 E9 N4 E10 S13 E8 E9 E8 N54 $
FGR=[YR=2004;ORIG=-44,45] S20 E19 N11 N13 W10 S4 W9 $
FOP=[YR=2004;ORIG=-10,0] W16 D3R3 S11 E10 N11 U3R3 $
FOP=[YR=2004;ORIG=-17,54] S5 E9 N5 W9 $
.

LAND DESCRIPTION

TOTAL OB/XF 45,229

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