LOT 49
LOFTON POINTE PB 6/325

MOORE FAMILY TRUST/MOORE THOMAS J CO-TRUSTEE
96141 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0049-0000

BUILDING CHARACTERISTICS

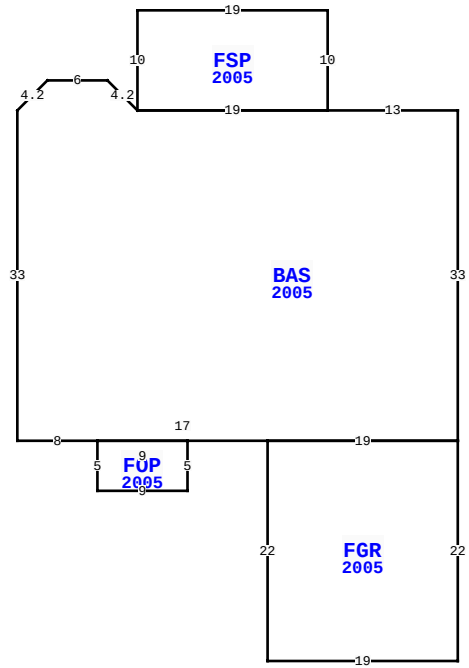
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,479	100	2005	1,479	169,721
FGR	418	55	2005	230	26,393
FOP	45	30	2005	14	1,606
FSP	190	40	2005	76	8,721
TOTALS	2,132			1,799	206,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,799	120.9600	127.01	228,491	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2024 Heated Area: 1479 HX Base Yr 2024



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

96141 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,442
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		276,442
SOH/AGL Deduction		0
ASSESSED VALUE		276,442
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,031
TOTAL JUST VALUE		276,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002801	REPAIR/RRF	15,000	02/18/2022
E14445	ELEC OTHER	2,000	02/01/2005
M0509138	MECH OTHER	0	02/01/2005
B13316	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1913	10/04/2023	WD	U	I	11	100
GRANTOR: MOORE EVELYN ANN & TH						
GRANTEE: MOORE FAMILY TRUST						
2539/1812	2/10/2022	WD	Q	I	02	312,000
GRANTOR: NOLTA PATRICIA A						
GRANTEE: MOORE EVELYN ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 FSP=[YR=2005] N10 W19 S10 E19$ W19 U3 L3 W6 D3 L3 S33 E8 FOP=[YR=2005] S5 E9 N5 W9$ E17 FGR=[YR=2005] S22 E19 N22 W19$ E19 N33$.

EXTRA FEATURES

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	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS