LOT 51
LOFTON POINTE PB 6/325

VIGUE HELEN J L/E/
96123 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0051-0000

BUILDING CHARACTERISTICS

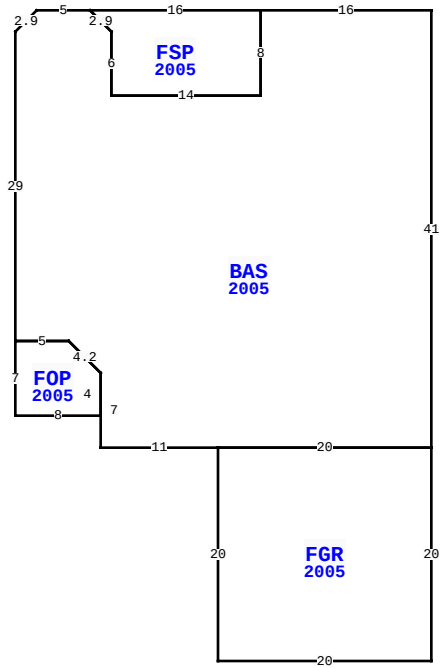
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,408	100	2005	1,408	159,321
FGR	400	55	2005	220	24,894
FOP	52	30	2005	16	1,811
FSP	114	40	2005	46	5,205
TOTALS	1,974			1,690	191,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,690	119.2800	125.24	211,656	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 100% - 2006 Heated Area: 1408 HX Base Yr 2006



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

96123 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,231
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		261,231
SOH/AGL Deduction		113,326
ASSESSED VALUE		147,905
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		91,494
TOTAL JUST VALUE		261,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14584	ELEC OTHER	2,000	03/01/2005
M09280	MECH OTHER	0	02/01/2005
B13802	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2680/1729	11/16/2023	WD	U	I	11	100
GRANTOR: VIGUE HELEN J						
GRANTEE: VIGUE JOSEPH M						
1332/0361	7/11/2005	WD	Q	I		178,100
GRANTOR: COPPENBARGER HOMES						
GRANTEE: VIGUE HELEN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 FSP=[YR=2005] W16 D2 R2 S6 E14 N8 $ S8 W14 N6 L2 U2 W5 D2 L2 S29 FOP=[YR=2005] S7 E8 N4 U3 L3 W5 $ E5 R3 D3 S7 E11 FGR=[YR=2005] S20 E20 N20 W20$ E20 N41 $.

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS