LOT 52
LOFTON POINTE PB 6/325

BECKER BENJAMIN P & ASHLEE R
96113 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0052-0000

BUILDING CHARACTERISTICS

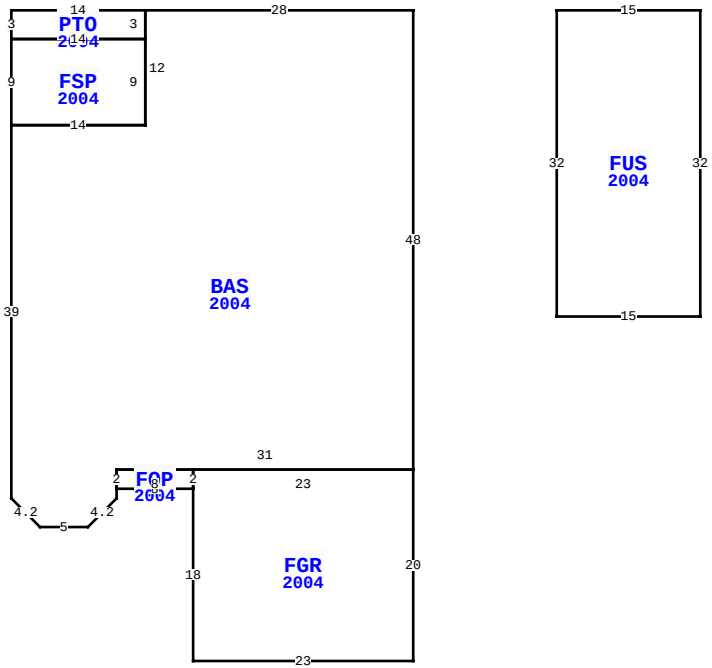
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,905	100	2004	1,905	201,654
FGR	460	55	2004	253	26,782
FOP	16	30	2004	5	529
FSP	126	40	2004	50	5,293
FUS	480	100	2004	480	50,811
PTO	42	5	2004	2	212
TOTALS	3,029			2,695	285,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,695	112.3920	118.01	318,037	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 100% - 2022 Heated Area: 2385 HX Base Yr 2022



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

96113 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,279
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		358,289
SOH/AGL Deduction		28,751
ASSESSED VALUE		329,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,127
TOTAL JUST VALUE		358,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412400	NEW CONSTR	161,836	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/0152	2/03/2021	WD	Q	I	01	277,500
GRANTOR: ACKERMAN DEBRA J						
GRANTEE: BECKER BENJAMIN P &						
1910/1980	3/20/2014	SW	Q	I	02	197,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ACKERMAN DEBRA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W28 PTO=[YR=2004] W14 S3 FSP=[YR=2004] S9 E14 N9 W14 $ E14 N3 $ S12 W14 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2004] E8 FGR=[YR=2004] S18 E23 N20 W23 S2 $ N2 W8 S2 $ N2 E31 N48 $ PTR= E15 FUS=[YR=2004] E15 S32 W15 N32 $W15 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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