LOT 89
LOFTON POINTE PB 6/325

PRESTON ZACHARY J & COURTNEY ALYSSA
96054 RIDGEWOOD CIR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0089-0000

BUILDING CHARACTERISTICS

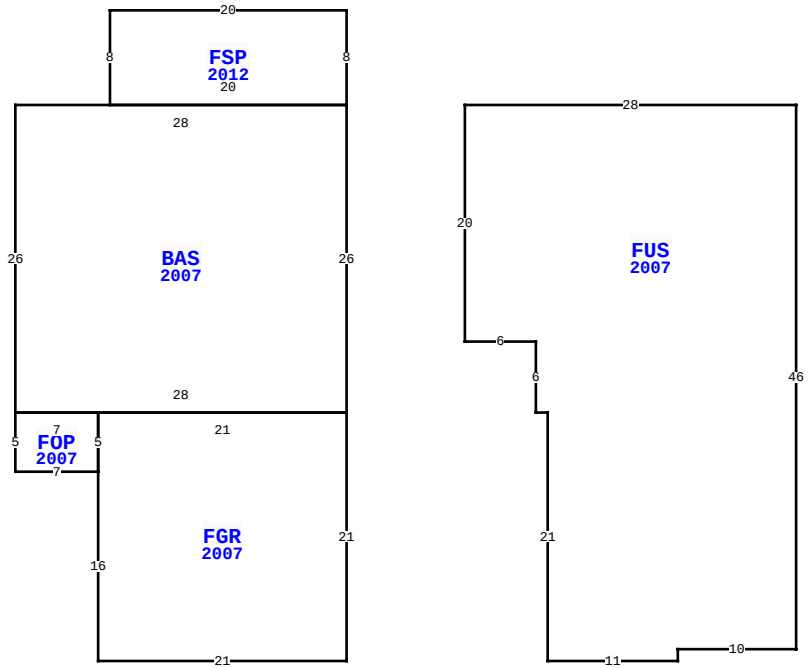
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	728	100	2007	728	79,039
FGR	441	55	2007	243	26,383
FOP	35	30	2007	10	1,086
FSP	160	40	2012	64	6,948
FUS	1,123	100	2007	1,123	121,924
TOTALS	2,487			2,168	235,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,168	113.1900	118.85	257,667	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 0% - 2026 Heated Area: 1851 HX Base Yr



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

96054 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,379
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	305,379
SOH/AGL Deduction	0
ASSESSED VALUE	305,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,379
TOTAL JUST VALUE	305,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18748	NEW CONSTR	2,000	02/01/2007
M12720	H/AC	0	02/01/2007
P11066	NEW CONSTR	0	05/01/2006
C17332	CO ISSUED	0	03/01/2006
B17332	NEW CONSTR	176,605	03/01/2006
R09036	REPAIR/RRF	3,500	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2626/1989	3/23/2023	WD	Q	I	01	362,000
GRANTOR: THOMAS CAMERON M						
GRANTEE: PRESTON ZACHARY JAM						
2380/1383	7/30/2020	WD	Q	I	01	255,000
GRANTOR: GRAETER PAUL CHARLES						
GRANTEE: THOMAS CAMERON M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] N8W20S8E20$BAS=[YR=2007] W28 S26 FOP=[YR=2007] S5E7 FGR=[YR=2007] S16 E21N21W21S5$N5W7$ E28N26$ PTR= E10 FUS=[YR=2007] S20E6 S6E1S21 E11 N1E10 N46W28$ W10$.

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	0	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