LOT 90
LOFTON POINTE PB 6/325

MORELL RIET MATTHIAS REV TRUST
5484 GREGG ST
FERNANDINA BEACH, FL 32035

2026

01-2N-27-1270-0090-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

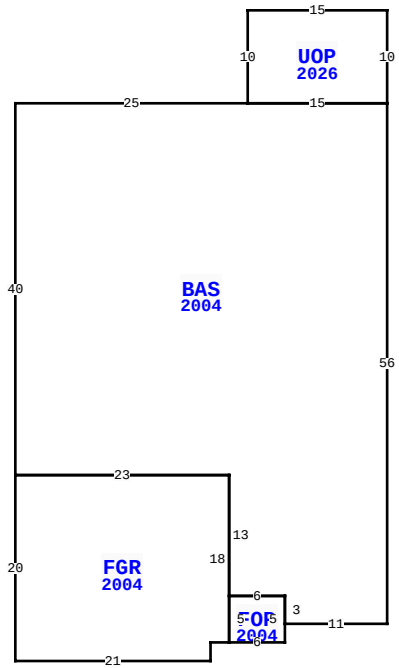
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,854	100	2004	1,854	189,752
FGR	456	55	2004	251	25,689
FOP	30	30	2004	9	921
UOP	150	20	2026	30	3,070
TOTALS	2,490			2,144	219,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	108.6624	114.10	244,630	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 0% - 2023 Heated Area: 1854 HX Base Yr



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

96328 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,433
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	292,443
SOH/AGL Deduction	0
ASSESSED VALUE	292,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,443
TOTAL JUST VALUE	292,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412765	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0275	1/31/2022	QC	U	I	11	100
GRANTOR: MATMO ENTERPRISES INC						
GRANTEE: MORELL RIET MATTHIA						
2454/1332	3/29/2021	WD	Q	I	01	295,500
GRANTOR: WESTBERRY RICHARD & J						
GRANTEE: MATMO ENTERPRISES I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-15,12] W25 S40 E23 S13 E6 S3 E11 N56 W15 $
FGR=[YR=2004;ORIG=-40,52] S20 E21 N2 E2 N18 W23 $
FOP=[YR=2004;ORIG=-17,70] E6 N5 W6 S5 $
UOP=[YR=2026;ORIG=0,12] W15 N10 E15 S10 $
.

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	0	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	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