LOT 91
LOFTON POINTE PB 6/325

BRISCOE CHRISTOPHER IAN & BRITTANY MICHELLE
214 GUNTER ST
SAINT MARYS, GA 31558

2026

01-2N-27-1270-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

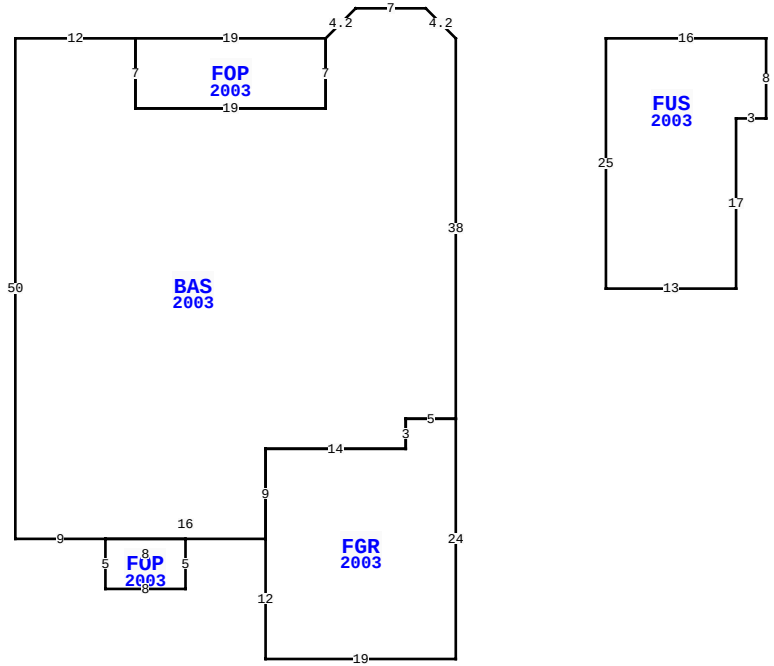
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,911	100	2003	1,911	208,193
FGR	414	55	2003	228	24,839
FOP	40	30	2003	12	1,307
FOP	133	30	2003	40	4,358
FUS	349	100	2003	349	38,022
TOTALS	2,847			2,540	276,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,540	116.1216	121.93	309,702	2003	2003	0	0	0	10.65	89.35

1 SINGLE FAM 0% - 0 Heated Area: 2260 HX Base Yr



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

96316 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	276,719
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	349,694
SOH/AGL Deduction	0
ASSESSED VALUE	349,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,694
TOTAL JUST VALUE	349,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310971	NEW CONSTR	160,919	04/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
28611/1868	4/13/2026	WD	Q	I	01	375,000
GRANTOR: 96316 RIDGEWOOD CIRCL						
GRANTEE: BRISCOE CHRISTOPHER						
2521/1978	12/15/2021	WD	Q	I	02	325,000
GRANTOR: CAIN JASON L & SARA						
GRANTEE: 96316 RIDGEWOOD CIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] L3 U3 W7 D3 L3 FOP=[YR=2003] W19 S7 E19 N7$ S7 W19 N7 W12 S50 E9 FOP=[YR=2003] S5 E8 N5 W8$ E16 FGR=[YR=2003] S12 E19 N24 W5 S3 W14 S9$ N9 E14 N3 E5 N38$ PTR=E15 FUS=[YR=2003] E16 S8 W3 S17 W13 N25$ 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000134	C	RES POND	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