LOT 93
LOFTON POINTE PB 6/325

NEWMAN ROBERT D JR/SMITH MARY E
96294 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0093-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

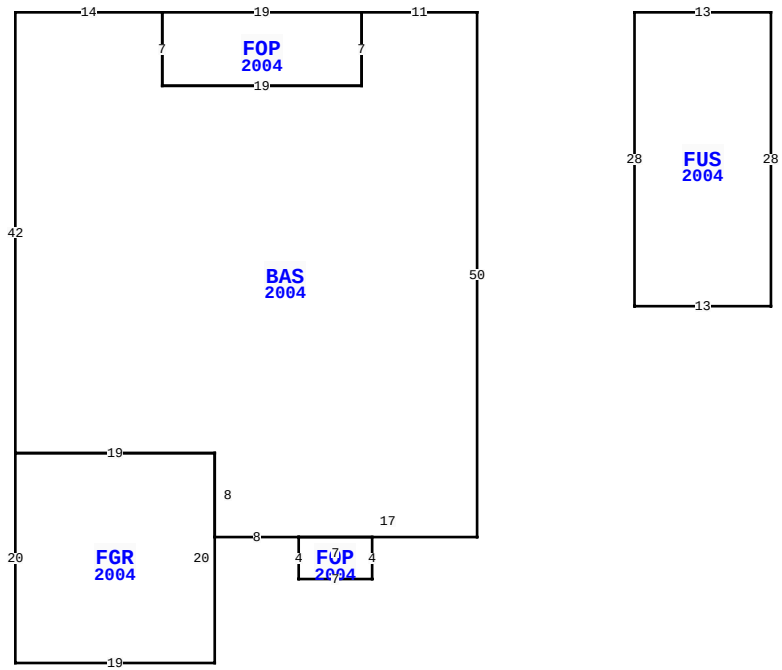
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,915	100	2004	1,915	199,914
FGR	380	55	2004	209	21,819
FOP	28	30	2004	8	835
FOP	133	30	2004	40	4,176
FUS	364	100	2004	364	37,999
TOTALS	2,820			2,536	264,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	110.8800	116.42	295,241	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2021 Heated Area: 2279 HX Base Yr 2021



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

96294 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		264,743
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		334,743
SOH/AGL Deduction		80,885
ASSESSED VALUE		253,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,447
TOTAL JUST VALUE		334,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412457	NEW CONSTR	175,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2282/0333	6/14/2019	WD	Q	I	01	252,000
GRANTOR: FIORE KATHLEEN						
GRANTEE: NEWMAN ROBERT D JR						
2243/1500	12/14/2018	QC	U	I	11	100
GRANTOR: FIORE LOUIS						
GRANTEE: FIORE KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] W19 S7 E19 N7 $ S7 W19 N7 W14 S42 FGR=[YR=2004] S20 E19 N20 W19 $ E19 S8 E8 FOP=[YR=2004] S4 E7 N4 W7 $ E17 N50 $ PTR= E15 FUS=[YR=2004] E13 S28 W13 N28 $ W15 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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