LOT 98
IN OR 1614/130
LOFTON POINTE PB 6/325

PEAT DAVID & LISA
96215 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**01-2N-27-1270-0098-0000**

## BUILDING CHARACTERISTICS

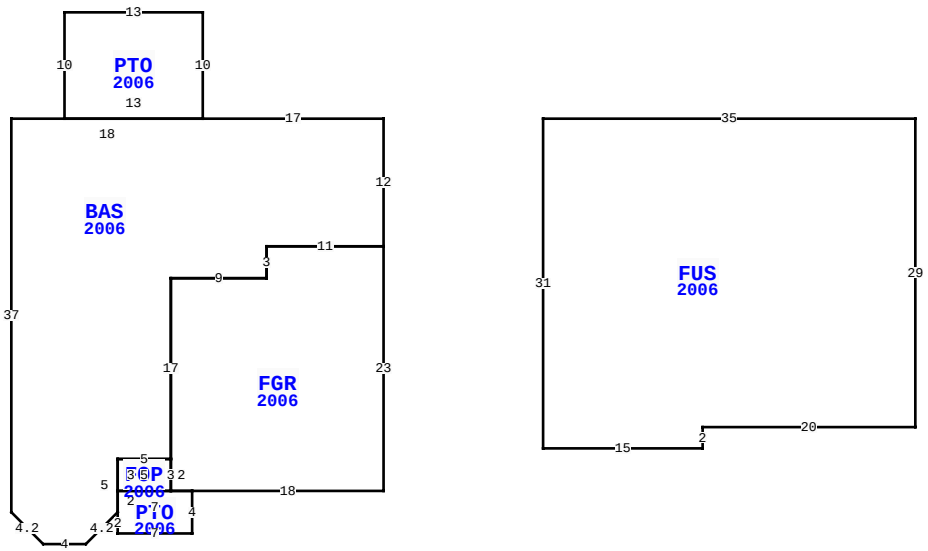
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 818 | 100 | 2006 | 818 | 90,452 |
| FGR | 433 | 55 | 2006 | 238 | 26,317 |
| FOP | 15 | 30 | 2006 | 4 | 442 |
| FUS | 1,045 | 100 | 2006 | 1,045 | 115,553 |
| PTO | 28 | 5 | 2006 | 1 | 110 |
| PTO | 130 | 5 | 2006 | 6 | 664 |
| TOTALS | 2,469 | | | 2,112 | 233,538 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,112 | 116.2770 | 122.09 | 257,854 | 2006 | 2006 | 0 | 0 | 0 | 9.43 | 90.57 |

1 SINGLE FAM 0% - 0 Heated Area: 1863 HX Base Yr




96202 RIDGEWOOD CIR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 233,538 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 70,000 |
| TOTAL MARKET VALUE | 303,538 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 303,538 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 303,538 |
| TOTAL JUST VALUE | 303,538 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 313,555 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E16247 | ELEC OTHER | 1,500 | 11/01/2005 |
| M10664 | MECH OTHER | 0 | 11/01/2005 |
| C16130 | CO ISSUED | 132,710 | 09/01/2005 |
| P10078 | OTHER | 0 | 09/01/2005 |
| R08272 | REPAIR/RRF | 2,000 | 09/01/2005 |
| B16130 | NEW CONSTR | 132,710 | 09/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1614/0130 | 4/07/2009 | WD | Q | I | 01 | 166,000 |
| GRANTOR: OGILVIE AMY MARIE | | | | | | |
| GRANTEE: PEAT DAVID & LISA | | | | | | |
| 1547/1697 | 1/24/2008 | PR | Q | I | 01 | 100 |
| GRANTOR: OGILVIE AMY M P/R | | | | | | |
| GRANTEE: OGILVIE AMY MARIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W17 PTO=[YR=2006] N10 W13 S10 E13$ W18 S37 D3 R3 E4 U3 R3 PTO=[YR=2006] S2 E7 N4 FGR=[YR=2006] E18 N23 W11 S3 W9 S17 FOP=[YR=2006] W5 S3 E5 N3$ S3 E2$ W7 S2$ N5 E5 N17 E9 N3 E11 N12$ PTR=E15 FUS=[YR=2006] E35 S29 W20 S2 W15 N31$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## 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 | 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