LOT 100
LOFTON POINTE PB 6/325

EDWARDS MELISSA J
96156 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

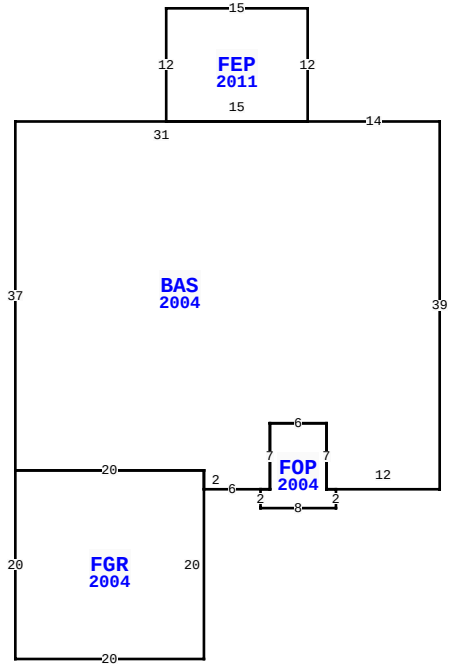
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,673	100	2004	1,673	174,139
FEP	180	80	2011	144	14,989
FGR	400	55	2004	220	22,900
FOP	58	30	2004	17	1,770
TOTALS	2,311			2,054	213,796

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	110.5146	116.04	238,346	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 100% - 2013 Heated Area: 1673 HX Base Yr 2013



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

96156 RIDGEWOOD CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,796
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		333,796
SOH/AGL Deduction		140,303
ASSESSED VALUE		193,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,082
TOTAL JUST VALUE		333,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000412	SWIM POOL	61,141	01/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1810	2/12/2020	QC	U	I	11	100
GRANTOR: SUTTON MELISSA J						
GRANTEE: EDWARDS MELISSA J						
1817/0518	9/17/2012	WD	Q	I	02	135,000
GRANTOR: SEAGRAVES MARY JEAN						
GRANTEE: SUTTON MELISSA J						

BUILDING NOTES

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2004] W14 FEP=[YR=2011] N12 W15 S12 E15$ W31 S37
FGR=[YR=2004] S20 E20 N20 W20 $ E20 S2 E6 FOP=[YR=2004] S2
E8 N2 W1 N7 W6 S7 W1 $ E1 N7 E6 S7 E12 N39 $.

LAND DESCRIPTION

TOTAL OB/XF 50,000

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	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 12/13/2023 BY DJ Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS