LOT 101
LOFTON POINTE PB 6/325

SLOAN COLLEEN ALLISON/DASS KRISTY CAMILLE
59 WYMAN ST #3
BOSTON, MA 02130

2026

01-2N-27-1270-0101-0000

BUILDING CHARACTERISTICS

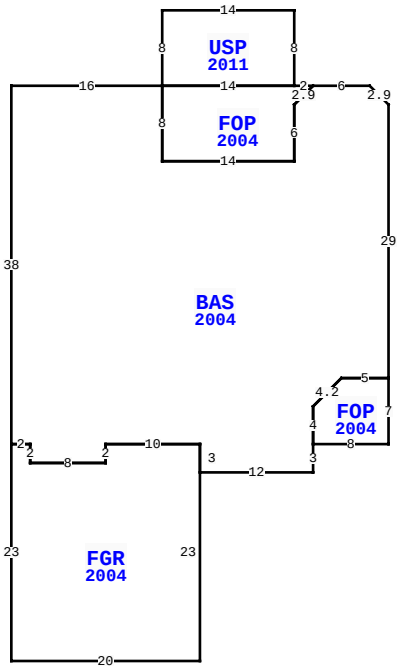
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,405	100	2004	1,405	159,920
FGR	444	55	2004	244	27,773
FOP	52	30	2004	16	1,821
FOP	114	30	2004	34	3,870
USP	112	30	2011	34	3,870
TOTALS	2,127			1,733	197,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	120.6450	126.68	219,536	2004	2004	0	0	0	10.15	89.85

1 SINGLE FAM 0% - 0 Heated Area: 1405 HX Base Yr



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

96144 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	197,253
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	267,253
SOH/AGL Deduction	0
ASSESSED VALUE	267,253
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,253
TOTAL JUST VALUE	267,253
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005515	ROOF	8,250	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2502/1385	10/05/2021	WD	U	I	11	100
GRANTOR: SLOAN WANDA A						
GRANTEE: SLOAN COLLEEN ALLIS						
2087/0329	12/05/2016	WD	Q	I	01	179,900
GRANTOR: WEDLER MICHELE J						
GRANTEE: SLOAN WANDA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] L2 U2 W6 FOP=[YR=2004] W2 USP=[YR=2011] N8 W14 S8 E14$ W14 S8 E14 N6 R2 U2 $ L2 D2 S6 W14 N8 W16 S38 FGR=[YR=2004] S23 E20 N23 W10 S2 W8 N2 W2$ E2 S2 E8 N2 E10 S3 E12 N3 FOP=[YR=2004] E8 N7W5 L3 D3 S4$ N4 U3 R3 E5 N29 $.

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	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