LOT 103
IN OR 1490/1259
LOFTON POINTE PB 6/325

KENNEDY NORMAN F & RACHEL L
96114 RIDGEWOOD CIRCLE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0103-0000

BUILDING CHARACTERISTICS

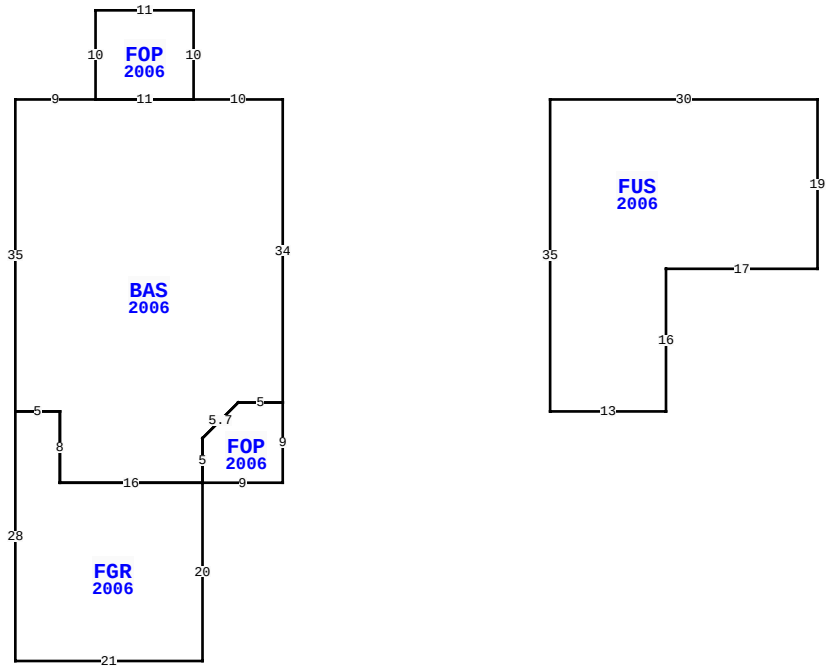
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,177	100	2006	1,177	132,817
FGR	460	55	2006	253	28,549
FOP	73	30	2006	22	2,482
FOP	110	30	2006	33	3,724
FUS	778	100	2006	778	87,792
TOTALS	2,598			2,263	255,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	118.2321	124.14	280,929	2006	2006	0	0	0	9.10	90.90

1 SINGLE FAM 100% - 2008 Heated Area: 1955 HX Base Yr 2008



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

96114 RIDGEWOOD CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,364
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		325,364
SOH/AGL Deduction		146,306
ASSESSED VALUE		179,058
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,647
TOTAL JUST VALUE		325,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17208	ELEC OTHER	2,000	04/01/2006
M11291	MECH OTHER	0	03/01/2006
P10646	OTHER	0	01/01/2006
C0516844	CO ISSUED	182,865	12/01/2005
B0516844	NEW CONSTR	182,865	12/01/2005
R08739	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1259	4/09/2007	WD	Q	I		219,900
GRANTOR: COPPENBARGER HOMES						
GRANTEE: KENNEDY NORMAN F &						
1185/1766	11/03/2003	WD	U	V	19	1,423,500
GRANTOR: LOFTON POINTE DEVELOP						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N10 W11 S10 E11 $ W11 W9
S35 FGR=[YR=2006] E5 S8 E16 S20 W21 N28 $ E5 S8 E16
FOP=[YR=2006] N5 U4 R4 E5 S9 W9 $ N5 U4 R4 E5 N34 $ PTR=
E30 FUS=[YR=2006] E30 S19 W17S16 W13 N35$ W30 $.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS