



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	CORK/VTILE 100
Ceiling	07	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	44	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	14	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1920	PROF DAYCARE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	6,000	810,140
BAS	4,200	100	4,200	567,098
FOP	216	30	65	8,777
FOP	780	30	234	31,596
FOP	192	30	58	7,832
FOP	320	30	96	12,962
PTO	25	5	1	135
TOTALS	11,733		10,654	1,438,539

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	57	7		399.00	SF 6.50	
2	0803	ASPHALT C	0	0	0	0		6,884.00	SF 2.00	
3	0400	CONC CURB	0	0	0	0		323.00	LF 15.00	
4	0462	ST/AL FNC	0	0	276	0		1,196.00	SF 10.00	
6	4950	BOLLARD	0	0	0	0		2.00	UT 100.00	
7	0810	CONCRETE A	0	0	10	8		80.00	SF 6.50	
8	0463	FENCE GATE	0	0	0	0		2.00	UT 345.00	
9	1126	CB/STC 8"	0	0	30	6		180.00	SF 8.00	
10	0424	CL FNC 6'	0	0	0	0		567.00	LF 23.00	
11	0463	FENCE GATE	0	0	0	0		1.00	UT 345.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001920	C	PROF DAYCARE	0	0003	PUD	0.00	0.00	68,824.00	SF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0603	04	10,654	99.2515	144.41	1,538,544	2007	2009	0	0	0	6.50	93.50
1 DAYCARE CR - 0% - 0 Heated Area: 10200 HX Base Yr												
95734 AMELIA CONCOURSE, FERNANDINA BEACH												
BLD DATE 03/01/2021 KK LGL DATE 03/01/2021 KK XE DATE 03/01/2021 KK AG DATE 03/01/2021 KK												

TOTAL OB/XF 33,881												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	001920	C	PROF DAYCARE	0	0003	PUD	0.00	0.00	68,824.00	SF		1.00

TOTAL OB/XF 33,881												
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1	001920	C	PROF DAYCARE	0	0003	PUD	0.00	0.00	68,824.00	SF		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,438,539	
TOTAL MARKET OB/XF VALUE		51,520	
TOTAL LAND VALUE - MARKET		206,472	
TOTAL MARKET VALUE		1,696,531	
SOH/AGL Deduction		388,871	
ASSESSED VALUE		1,307,660	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,307,660	
TOTAL JUST VALUE		1,696,531	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,274,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25961	CO ISSUED	0	08/06/2012
B25961	ADDITION	533,938	04/01/2012
P15853	NEW CONSTR	0	04/01/2012
B25917	FOUNDATION	133,485	04/01/2012
M17227	H/AC	0	01/01/2012
B18625	NEW CONSTR	429,720	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1739/0208	5/13/2011	WD Q	I	01	
GRANTOR: LOFTON DAY CARE LLC					
GRANTEE: STEP BY STEP AMELIA					
1498/1206	5/11/2007	QC U	V	19	100
GRANTOR: LOFTON POINTE INC & T					
GRANTEE: LOFTON DAY CARE LLC					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2007] W11FOP=[YR=2007] N10W78S10 E78SW89S60E30FOP=[YR=2007] S9E24N9 W24SE70N60\$BAS=[YR=2012] S60E25 FOP=[YR=2012] S8E24N8W24SE45N23 PTO=[YR=2012] E5N5W55\$N37W19 FOP=[YR=2012] N10W32S10E32\$W51\$.												



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