

OPHEIM AARON K & CHRYSTAL
96319 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70
Exterior Wall16WD FR STUC 30

RooF Structur03GABLE/HIP 100
RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1. 100
0 100
00NONE 100

Quality02Quality Level 02
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4044.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4081001,408165,587
FGR4005522025,873
FOP5230161,882
FSP11440465,410
PTO16058941

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0900011,698107.8250128.04217,41220052005008.1591.85

1 SNGL FAM - 100% - 2006Heated Area: 1408HX Base Yr 2006

PLOT PLAN

Floor Plan Diagram showing areas BAS 2005, FGR 2005, PTO 2005, FSP 2011, and FOP 2005.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE199,693
TOTAL MARKET OB/XF VALUE5,373
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE270,066
SOH/AGL Deduction134,778
ASSESSED VALUE135,288
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE85,288
TOTAL JUST VALUE270,066
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE219,848

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

1363/039510/31/2005WDQI19200,100

GRANTOR:COPPENBARGER HOMES
GRANTEE:OPHEIM AARON K & CH
1185/176611/03/2003WDUV191,423,500
GRANTOR:LOFTON POINTE DEVELOP
GRANTEE:COPPENBARGER HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W5 PTO=[YR=2005] N10 W16 S10 E16\$
FSP=[YR=2011] W16 S8 E14 N6 R2 U2 \$ L2 D2 S6 W14 N8 W16
S41 FGR=[YR=2005] S20 E20 N20 W20\$ E31 N3 FOP=[YR=2005] E8 N7
W5 D3 L3 S4\$ N4 R3 U3 E5 N29 \$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRD LOC ZONE FRONT DEPTH TOT LND UNITS UNIT TYPE DTDPHT FACT % CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRES DENSITYDECLFRZYR CONSRV

1000100CSFR10000030.000.001.00LT1.001.001.0065,000.0065,000.0065,000

EXTRA FEATURES

96319 PIEDMONT DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE03/03/2023NW

LGL DATELAND DATEAG DATE

OB/XF MKT VALUE

NOTES

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 65,000Market: 0Agricultural: 0Common: 65,000PRINTED 08/02/2023 BY SYS