

LOT 3
IN OR 1440/183
LOFTON POINTE PB 6/325

ROCHA THEODORE & SANDRA
54 WOODLAND RIDGE CIRCLE
BEAUFORT, SC 29907-2162

2023

01-2N-27-1270-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 80
Interior Floo	11 CLAY TILE 20
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. 100
Units	0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	1,518	167,916
FGR	420	55	231	25,552
FOP	53	30	16	1,769
FSP	135	40	54	5,973
FUS	893	100	893	98,781

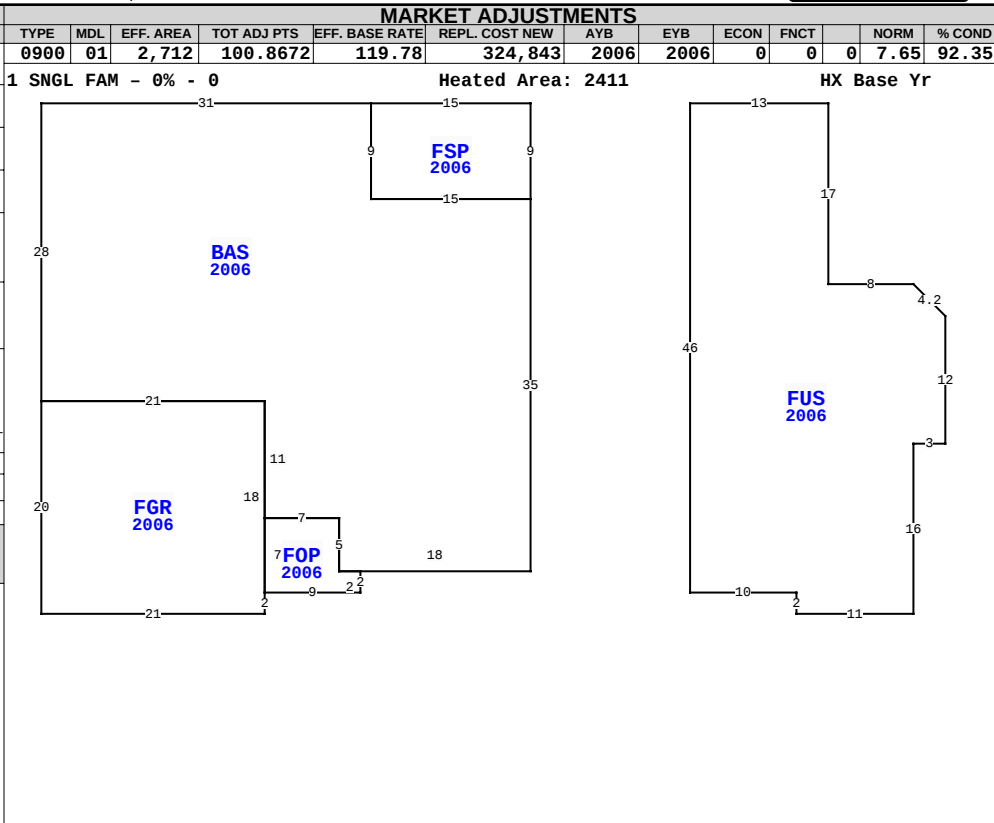
TOTALS	3,019	2,712	299,993
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	508.00	SF	5.20	5.20	100	2006	2006	3	88	2,325	
3	0855	CONC PAVER	0	0	13	4	52.00	SF	10.00	10.00	100	2007	2007	3	89	463	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	0003	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							



96313 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			299,993
TOTAL MARKET OB/XF VALUE			2,788
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			367,781
SOH/AGL Deduction			85,946
ASSESSED VALUE			281,835
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			281,835
TOTAL JUST VALUE			367,781
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16843	NEW CONSTR	209,000	08/04/2006
E17201	ELEC OTHER	2,000	04/01/2006
C16843	CO ISSUED	209,000	03/01/2006
M11285	MECH OTHER	0	03/01/2006
R08738	REPAIR/RRF	3,500	12/01/2005
B16709	FOUNDATION	3,500	12/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1440/0183	8/28/2006	WD	Q	I		292,300	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: ROCHA THEODORE & SA							
1185/1766	11/03/2003	WD	U	V	19	1,423,500	
GRANTOR: LOFTON POINTE DEVELOP							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2006] W15 BAS=[YR=2006] W31 S28 FGR=[YR=2006] S20 E21 N2 FOP=[YR=2006] E9 N2 W2 N5 W7 S7\$ N18 W21\$ E21 S11 E7 S5 E18 N35 W15 N9\$ S9 E15 N9\$ PTR=E15 FUS=[YR=2006] E13 S17 E8 R3 D3 S12 W3 S16 W11 N2 W10 N46\$ W15\$.	