LOT 7
LOFTON POINTE PB 6/325

DELLACROCE THOMAS
15163 ROCKY BLUFF LOOP
DAVIDSON, NC 28036

2023

01-2N-27-1270-0007-0000

BUILDING CHARACTERISTICS

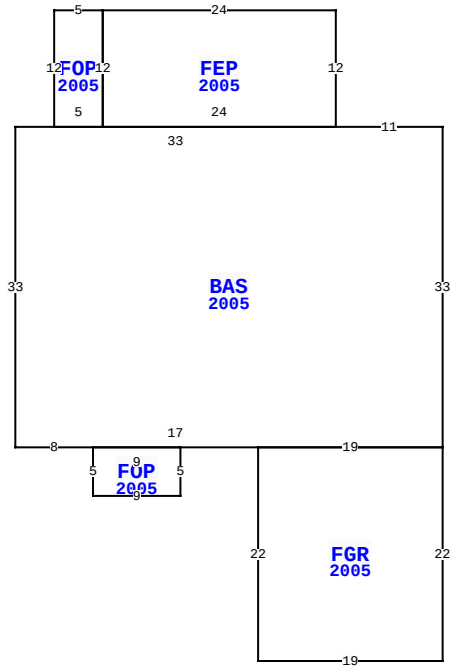
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	163,667
FEP	288	80	230	25,926
FGR	418	55	230	25,926
FOP	45	30	14	1,578
FOP	60	30	18	2,029
TOTALS	2,263		1,944	219,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,944	103.3410	122.72	238,568	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 0% - 0 Heated Area: 1452 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

96275 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	219,125
TOTAL MARKET OB/XF VALUE	2,974
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	287,099
SOH/AGL Deduction	67,603
ASSESSED VALUE	219,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,496
TOTAL JUST VALUE	287,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0616916	ADDITION	19,238	09/01/2005
B0413087	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1500	2/27/2023	WD	Q	I	01	330,000
GRANTOR: CARVER JANE H						
GRANTEE: DELLACROCE THOMAS						
2149/0666	9/29/2017	WD	Q	I	01	195,000
GRANTOR: BENESCH DUDLEY H TRUS						
GRANTEE: CARVER JANE H & FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W11 FEP=[YR=2005] N12 W24 FOP=[YR=2005] W5 S12 E5 N12$ S12 E24 $ W33 S33 E8 FOP=[YR=2005] S5 E9 N5 W9$ E17 FGR=[YR=2005] S22 E19 N22 W19$ E19 N33$.

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
1	0811	CONCRETE B	0	0	0	0	528.00	SF	5.20	5.20	100	2005	2005	3	87	2,389	
2	0855	CONC PAVER	0	0	32	3	96.00	SF	7.00	7.00	100	2005	2005	3	87	585	

LAND DESCRIPTION

TOTAL OB/XF 2,974

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	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							

REVIEW DATE 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS