LOT 9
IN OR 2036/1614
LOFTON POINTE PB 6/325

**RED DOG PROPERTIES LLC**
96014 AZALEA LN
FERNANDINA BEACH, FL 32034

# 2023

**01-2N-27-1270-0009-0000**

## BUILDING CHARACTERISTICS

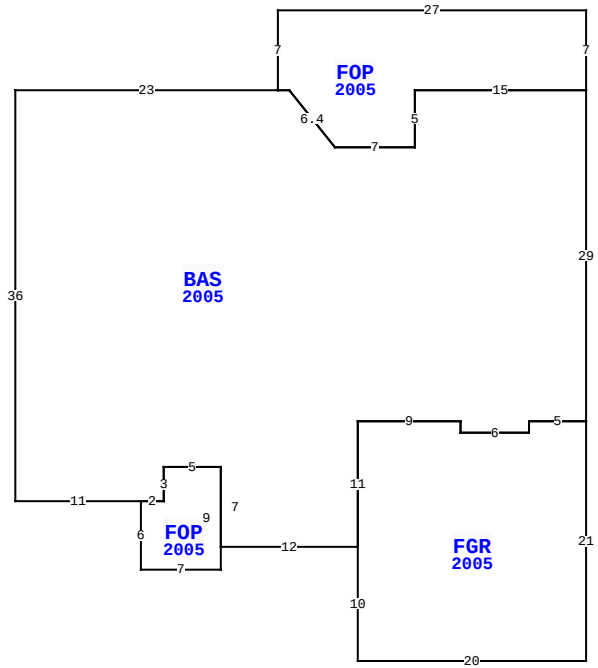
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 14 | CARPET 10 |
| 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 | 1,654 | 100 | 1,654 | 186,102 |
| FGR | 414 | 55 | 228 | 25,654 |
| FOP | 57 | 30 | 17 | 1,913 |
| FOP | 234 | 30 | 70 | 7,876 |
| TOTALS | 2,359 | | 1,969 | 221,544 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,969 | 103.1548 | 122.50 | 241,202 | 2005 | 2005 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SNGL FAM – 0% - 0 Heated Area: 1654 HX Base Yr




96251 PIEDMONT DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 221,544 |
| TOTAL MARKET OB/XF VALUE | 6,864 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 293,408 |
| SOH/AGL Deduction | 70,161 |
| ASSESSED VALUE | 223,247 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 223,247 |
| TOTAL JUST VALUE | 293,408 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 236,831 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0414175 | NEW CONSTR | 123,753 | 12/01/2005 |
| M09374 | MH MOVE-ON | 0 | 03/01/2005 |
| P0508957 | OTHER | 0 | 02/01/2005 |
| E0414037 | ELEC OTHER | 2,000 | 12/01/2004 |
| R046950 | REPAIR/RRF | 3,500 | 12/01/2004 |
| B0414120 | FOUNDATION | 3,500 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2036/1614 | 3/28/2016 | SW | U | I | 12 | 136,000 |
| GRANTOR: BRANCH BANKING & TRUS | | | | | | |
| GRANTEE: RED DOG PROPERTIES | | | | | | |
| 2024/0032 | 1/19/2016 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: BRANCH BANKING & TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2005] W27 S7 BAS=[YR=2005] W23 S36 E11
FOP=[YR=2005] S6 E7 N9 W5 S3W2$ E2 N3 E5 S7 E12
FGR=[YR=2005] S10 E20 N21 W5 S1 W6 N1 W9 S11 $ N11 E9 S1 E6 N1 E5 N29 W15 S5 W7 U5 L4 W1$ E1 D5 R4 E7 N5 E15 N7$.

## 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 759.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 4,292 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 23 | 3 | 69.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 89 | 614 | |
| 3 | 0476 | VF 6 SBPL | 0 | 0 | 0 | 0 | 72.00 | LF | 32.00 | 32.00 | 100 | 2012 | 2012 | 3 | 85 | 1,958 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,864

| 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS