LOT 12
IN OR 1560/1468
LOFTON POINTE PB 6/325

STOWE STEPHEN & GILLIAN
96155 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

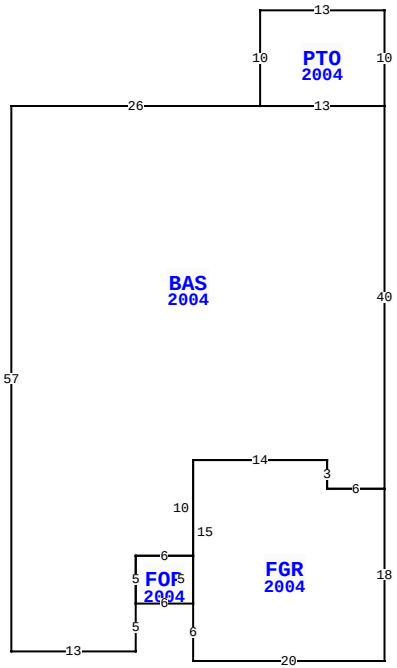
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,781	100	1,781	201,201
FGR	402	55	221	24,967
FOP	30	30	9	1,016
PTO	130	5	6	678
TOTALS	2,343		2,017	227,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	104.0858	123.60	249,301	2004	2004	0	0	0	8.60	91.40

1 SNGL FAM – 100% - 2022 Heated Area: 1781 HX Base Yr 2022



96155 PIEDMONT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,861
TOTAL MARKET OB/XF VALUE		6,511
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		299,372
SOH/AGL Deduction		50,097
ASSESSED VALUE		249,275
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,275
TOTAL JUST VALUE		299,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412871	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0495	10/30/2020	WD	Q	I	01	261,000
GRANTOR: BURNAT JAROSLAW & KAT						
GRANTEE: STOWE STEPHEN & GIL						
1560/1468	4/14/2008	WD	Q	I		180,000
GRANTOR: MCKEOWN MICHAL						
GRANTEE: BURNAT JAROSLAW & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W13 S10 BAS=[YR=2004] W26 S57 E13 N5
FOP=[YR=2004] E6 FGR=[YR=2004] S6 E20 N18 W6 N3 W14 S15$ N5 W6 S5$ N5 E6 N10 E14 S3 E6 N40 W13$ E13 N10$.

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	100	0	0	585.00	SF	6.50	6.50	100	2004	2004	3	86	3,270	
2	0471	VINYL FNC	0	100	0	0	106.00	LF	32.00	32.00	100	2008	2008	3	76	2,578	
4	1076	TRELLIS A	0	100	13	10	130.00	SF	7.50	7.50	100	2011	2011	3	68	663	

LAND DESCRIPTION

TOTAL OB/XF 6,511

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	100	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