LOT 14
IN OR 1312/1449
LOFTON POINTE PB 6/325

KWIATKOWSKI MICHAEL & LARISSA T
86116 GW COURSON RD
YULEE, FL 32097

2023

01-2N-27-1270-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

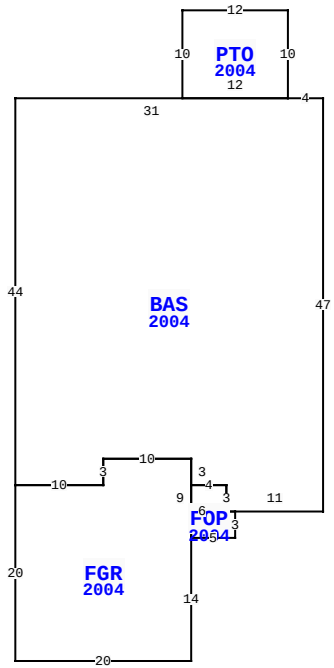
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,543	100	1,543	180,776
FGR	430	55	236	27,650
FOP	27	30	8	937
PTO	120	5	6	703
TOTALS	2,120		1,793	210,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,793	105.0700	124.77	223,713	2004	2009	0	0	0	6.10	93.90

1 SNGL FAM – 0% - 2023 Heated Area: 1543 HX Base Yr



96131 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	210,067
TOTAL MARKET OB/XF VALUE	8,282
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	283,349
SOH/AGL Deduction	0
ASSESSED VALUE	283,349
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,349
TOTAL JUST VALUE	283,349
NCON VALUE	218,349
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009716	REPAIR/RRF	0	10/14/2020
B0413117	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1449	4/27/2005	WD	Q	I		173,900
GRANTOR: TOUSA HOMES INC						
GRANTEE: KWIATKOWSKI MICHAEL						
1216/0150	3/18/2004	WD	U	V	19	364,500
GRANTOR: JAX ONE LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 PTO=[YR=2004] N10 W12 S10 E12 $ W31 S44
FGR=[YR=2004] S20 E20 N14 FOP=[YR=2004] E5 N3 W1 N3 W4 S6 $
N9 W10 S3 W10$ E10 N3 E10 S3 E4 S3 E11 N47 $.

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	532.00	SF	5.20	5.20	100	2004	2004	3	86	2,379	
2	0855	CONC PAVER	0	0	20	4	80.00	SF	10.00	10.00	100	2012	2012	3	94	752	
3	0855	CONC PAVER	0	0	0	0	548.00	SF	10.00	10.00	100	2012	2012	3	94	5,151	

LAND DESCRIPTION

TOTAL OB/XF 8,282

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 07/12/2021 BY NWX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS