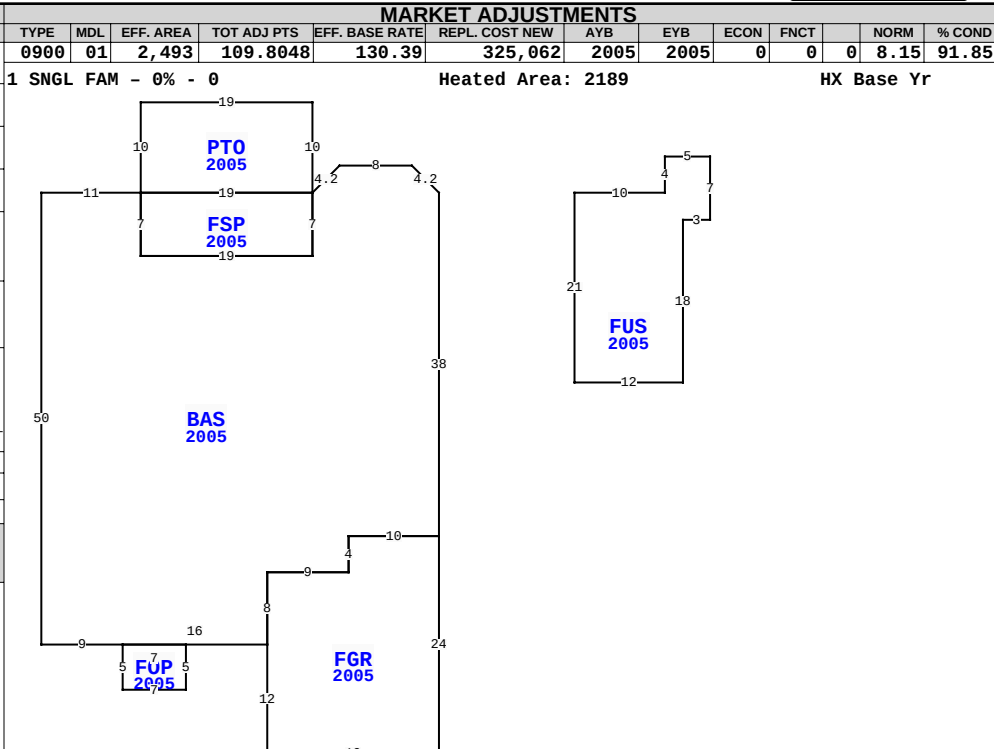




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,908	100	1,908	228,508
FGR	420	55	231	27,665
FOP	35	30	10	1,198
FSP	133	40	53	6,348
FUS	281	100	281	33,654
PTO	190	5	10	1,198



TOTALS	2,967	2,493	298,569
96097 PIEDMONT DR, FERNANDINA BEACH			
BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

TOTALS		2,967	2,493		298,569		96097 PIEDMONT DR, FERNANDINA BEACH					XF DATE				LAND DATE			
												INC DATE				AG DATE			
EXTRA FEATURES																			
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	0810	CONCRETE A	0	0	0	0	528.00		SF	6.50	6.50		100	2005	2005	3	87	2,986	
2	0855	CONC PAVER	0	0	21	3	63.00		SF	10.00	10.00		100	2006	2006	3	88	554	

LAND DESCRIPTION										TOTAL OB/XF							3,540	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		
REVIEW DATE		01/06/2023		BY		NWA		Total Acres: 0.00		Total Land Value: 65,000				Market: 0		Agricultural: 0		

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,493	109.8048	130.39	325,062	2005	2005	0	0	8.15	91.85
1 SNGL FAM - 0% - 0 Heated Area: 2189 HX Base Yr											

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,569
TOTAL MARKET OB/XF VALUE		3,540
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		367,109
SOH/AGL Deduction		36,461
ASSESSED VALUE		330,648
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		330,648
TOTAL JUST VALUE		367,109
NCON VALUE		8,560
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414177	NEW CONSTR	160,919	01/10/2006
M09451	MECH OTHER	0	03/01/2005
P0508952	OTHER	0	02/01/2005
E0414035	ELEC OTHER	2,000	12/01/2004
R046952	REPAIR/RRF	3,500	12/01/2004
B0414122	FOUNDATION	3,500	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0163	6/29/2021	WD	Q	I	01	333,000
GRANTOR: WEBER RYAN & MONICA						
GRANTEE: 96097 PIEDMONT DR L						
2122/0722	5/23/2017	WD	Q	I	01	212,900
GRANTOR: LONGO JOSEPH R & PATR						
GRANTEE: WEBER RYAN & MONICA						

BUILDING NOTES

BUILDING DIMENSIONS														
BAS=[YR=2005] L3 U3 W8 D3 L3 PTO=[YR=2005] N10 W19 S10 E19\$ FSP=[YR=2005] W19 S7 E19 N7\$ S7 W19 N7 W11 S50 E9 FOP=[YR=2005] S5 E7 N5 W7\$ E16 FGR=[YR=2005] S12 E19 N24 W10 S4 W9 S8\$ N8 E9 N4 E10 N38 \$ PTR=E15 FUS=[YR=2005] E10 N4 E5 S7 W3 S18 W12 N21\$ W15\$.														