



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
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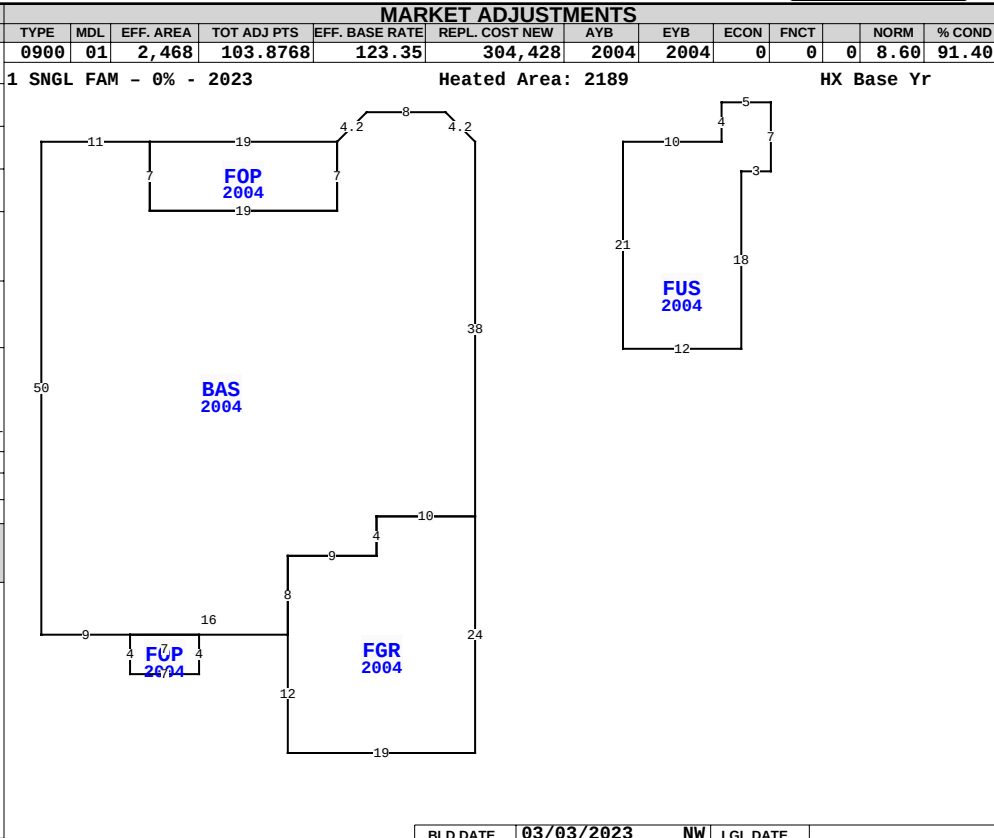
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100	1,908	215,112
FGR	420	55	231	26,044
FOP	28	30	8	902
FOP	133	30	40	4,510
FUS	281	100	281	31,680
TOTALS	2,770		2,468	278,247

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0855	CONC PAVER	0	0	0	0		63.00	SF 10.00	100	2004	2004	3	86	542	
2	0810	CONCRETE A	0	0	0	0		591.00	SF 6.50	100	2004	2004	3	86	3,304	
3	0476	VF 6 SBPL	0	0	0	0		6.00	LF 32.00	100	2004	2004	3	66	127	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

96053 PIEDMONT DR, FERNANDINA BEACH															
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	278,247		
TOTAL MARKET OB/XF VALUE	3,973		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	347,220		
SOH/AGL Deduction	0		
ASSESSED VALUE	347,220		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	347,220		
TOTAL JUST VALUE	347,220		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	278,695		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311360	NEW CONSTR	200,000	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2601/0516	11/04/2022	SW	U	I	11
GRANTOR: 96053 PIEDMONT DRIVE					
GRANTEE: ORTAMI LLC					
2487/0553	8/12/2021	WD	Q	I	01
GRANTOR: MIKETHECLOSER 1947 LL					
GRANTEE: 96053 PIEDMONT DRIV					

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2004] L3 U3 W8 L3 D3 FOP=[YR=2004] W19 S7 E19 N7		
S\$7 W19 N7 W11 S\$0 E9 FOP=[YR=2004] S4 E7 N4 W7 \$ E16		
FGR=[YR=2004] S12E19 N24 W10 S4 W9 S\$8 N8 E9 N4 E10 N38 \$		
PTR= E15 FUS=[YR=2004] E10 N4 E5 S7 W3 S18 W12 N21\$ W15\$.		