LOT 23
LOFTON POINTE PB 6/325

NICHOLSON HOLLY L & DONALD A
96029 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0023-0000

BUILDING CHARACTERISTICS

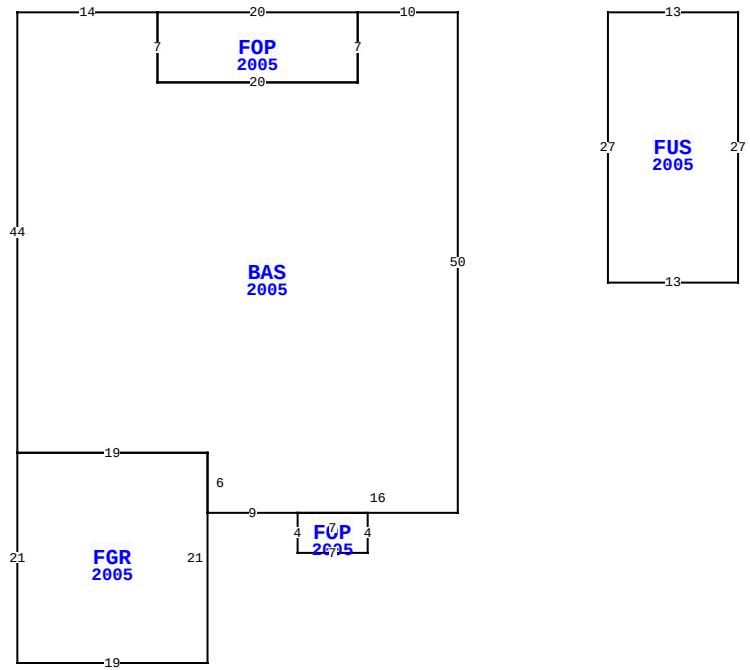
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,946	100	1,946	212,933
FGR	399	55	219	23,963
FOP	28	30	8	875
FOP	140	30	42	4,595
FUS	351	100	351	38,407
TOTALS	2,864		2,566	280,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	100.3200	119.13	305,688	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2020 Heated Area: 2297 HX Base Yr 2020



96029 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		280,774
TOTAL MARKET OB/XF VALUE		5,864
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		351,638
SOH/AGL Deduction		129,614
ASSESSED VALUE		222,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		172,024
TOTAL JUST VALUE		351,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006249	REPAIR/RRF	11,800	08/04/2020
B13083	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0383	9/27/2019	WD	Q	I	01	252,000
GRANTOR: GRAVES ALLYN W & JOHN						
GRANTEE: NICHOLSON HOLLY L &						
1341/0423	8/11/2005	WD	Q	I		250,000
GRANTOR: KIRKLEY PAUL & JANICE						
GRANTEE: GRAVES ALLYN W & JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FOP=[YR=2005] W20 S7 E20 N7$ S7 W20 N7 W14 S44 FGR=[YR=2005] S21 E19 N21 W19$ E19 S6 E9 FOP=[YR=2005] S4 E7 N4 W7$ E16 N50$ PTR=E15 FUS=[YR=2005] E13 S27 W13 N27$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2005	2005	3	87	2,714	

LAND DESCRIPTION

TOTAL OB/XF 5,864

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 08/14/2018 BY DJX Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS