LOT 57
LOFTON POINTE PB 6/325

ZARYCKY ORYSIA
7004 KENNEDY BLVD E APT 21D
GUTTENBERG, NJ 07093

**2023**

**01-2N-27-1270-0057-0000**

## 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 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 |

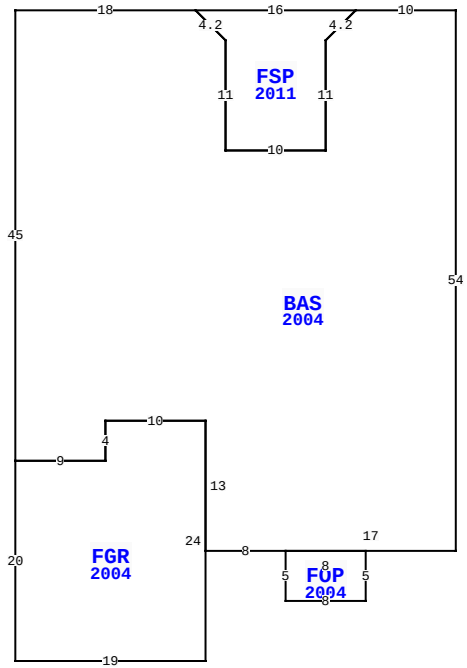
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4044.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,016 | 100 | 2,016 | 226,531 |
| FGR | 420 | 55 | 231 | 25,957 |
| FOP | 40 | 30 | 12 | 1,349 |
| FSP | 149 | 40 | 60 | 6,742 |
| TOTALS | 2,625 | | 2,319 | 260,578 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,319 | 100.8273 | 119.73 | 277,654 | 2004 | 2009 | 0 | 0 | 0 | 6.15 | 93.85 |

1 SNGL FAM – 0% - 0 Heated Area: 2016 HX Base Yr




96052 PIEDMONT DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 260,578 |
| TOTAL MARKET OB/XF VALUE | 3,597 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 329,175 |
| SOH/AGL Deduction | 39,830 |
| ASSESSED VALUE | 289,345 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 289,345 |
| TOTAL JUST VALUE | 329,175 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 263,041 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311856 | NEW CONSTR | 0 | 01/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2441/0743 | 3/08/2021 | WD | Q | I | 01 | 266,000 |
| GRANTOR: BROWN DARLENE T | | | | | | |
| GRANTEE: ZARYCKY ORYSIA | | | | | | |
| 1229/1842 | 5/12/2004 | WD | Q | I | | 190,300 |
| GRANTOR: COPPENBARGER HOMES IN | | | | | | |
| GRANTEE: BROWN DONALD R & DA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W10 FSP=[YR=2011] W16 D3 R3 S11 E10 N11 R3 U3 $ D3 L3 S11 W10 N11 L3 U3 W18 S45 FGR=[YR=2004] S20 E19 N24 W10 S4 W9$ E9 N4 E10 S13 E8 FOP=[YR=2004] S5 E8 N5 W8 $ E17 N54 $ .

## 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 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 75.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 86 | 645 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 528.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 86 | 2,952 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,597

| 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 | 000134 | C | SFR POND | 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 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