LOT 58
LOFTON POINTE PB 6/325

HUSTON JEANIE R L/E/
96064 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0058-0000

BUILDING CHARACTERISTICS

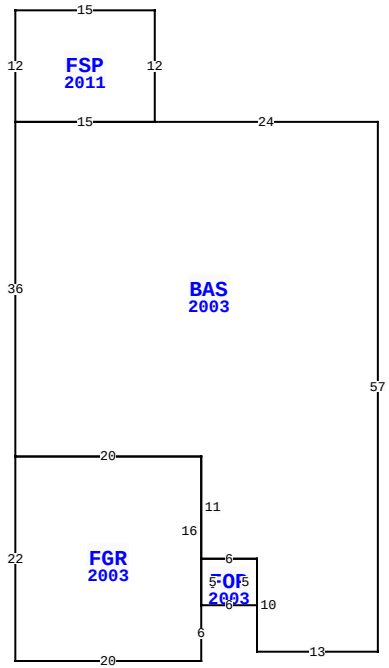
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	1,743	100	1,743	188,523
FGR	440	55	242	26,175
FOP	30	30	9	974
FSP	180	40	72	7,788
TOTALS	2,393		2,066	223,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,066	100.4549	119.29	246,453	2003	2003	0	0	0	9.33	90.67

1 SNGL FAM – 100% - 2006 Heated Area: 1743 HX Base Yr 2006



96064 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		223,459
TOTAL MARKET OB/XF VALUE		6,684
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		295,143
SOH/AGL Deduction		138,238
ASSESSED VALUE		156,905
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		101,905
TOTAL JUST VALUE		295,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310830	NEW CONSTR	128,505	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/1335	2/07/2019	LE	U	I	11	100
GRANTOR: HUSTON JEANIE R						
GRANTEE: HUSTON JOHN B & ELI						
1295/1912	2/16/2005	WD	Q	I		189,900
GRANTOR: HUEY RONALD & GAIL						
GRANTEE: HUSTON JOHN K & JEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 FSP=[YR=2011] N12 W15 S12 E15$ W15 S36
FGR=[YR=2003] S22 E20 N6 FOP=[YR=2003] E6 N5 W6 S5$ N16 W20$
E20 S11 E6 S10 E13 N57$.

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	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	660.00	SF	6.50	6.50	100	2003	2003	3	84	3,604	

LAND DESCRIPTION

TOTAL OB/XF 6,684

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	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