LOT 61
LOFTON POINTE PB 6/325

TITUS STEPHEN N & CHERRY B
96098 PIEDMONT DR
FERNANDINA BEACH, FL 34034

2023

01-2N-27-1270-0061-0000

BUILDING CHARACTERISTICS

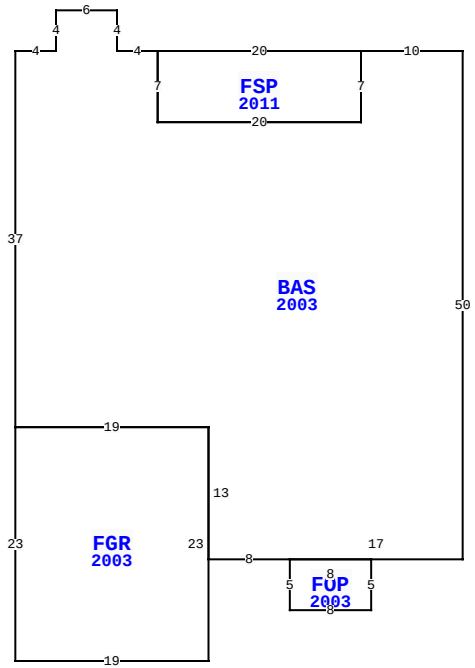
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,837	100	1,837	206,461
FGR	437	55	240	26,973
FOP	40	30	12	1,349
FSP	140	40	56	6,294
TOTALS	2,454		2,145	241,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,145	104.1789	123.71	265,358	2003	2003	0	0	0	9.15	90.85

1 SNGL FAM – 100% - 2022 Heated Area: 1837 HX Base Yr 2022



96098 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		241,078
TOTAL MARKET OB/XF VALUE		13,647
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		319,725
SOH/AGL Deduction		56,308
ASSESSED VALUE		263,417
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,417
TOTAL JUST VALUE		319,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310822	NEW CONSTR	166,509	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1772	7/06/2021	WD	Q	I	02	305,000
GRANTOR: NASRALLAH JAYNE C & V						
GRANTEE: TITUS STEPHEN N & C						
1953/0459	12/17/2014	WD	Q	I	01	194,500
GRANTOR: LAUREN LINDSAY						
GRANTEE: NASRALLAH JAYNE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 FSP=[YR=2011] W20 S7 E20 N7$ S7 W20 N7 W4 N4 W6 S4 W4 S37 FGR=[YR=2003] S23 E19 N23 W19$ E19 S13 E8 FOP=[YR=2003] S5 E8 N5 W8 $ E17 N50$.

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	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2003	2003	3	84	2,586	
3	0855	CONC PAVER	0	100	0	0	508.00	SF	10.00	10.00	100	2018	2018	3	98	4,978	
4	0471	VINYL FNC	0	100	0	0	136.00	LF	32.00	32.00	100	2005	2005	3	69	3,003	

LAND DESCRIPTION

TOTAL OB/XF 13,647

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 03/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS