



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	10	ABOVE AVG 80	0900	01	1,695	105.4500	125.22	212,248	2005	2005	0	0	0	8.10	91.90	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2015													Heated Area: 1452									
Roof Structur	03	GABLE/HIP 100	HX Base Yr 2015																						
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	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	1,452	100	1,452	167,092																					
FGR	431	55	237	27,273																					
FOP	21	30	6	690																					
TOTALS			1,904	1,695	195,056																				
EXTRA FEATURES			96234 PIEDMONT DR, FERNANDINA BEACH																						
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	0810	CONCRETE A	0	100	0	0	431.00	SF	6.50	6.50	100	2005	2005	3	87	2,437									
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2005	2005	3	87	204									
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	2005	2005	3	87	679									
TOTAL OB/XF 3,320																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	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 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																									

Diagram showing building layout with dimensions and area labels.

Labels: BAS 2005, FGR 2005, FOP 2005

Dimensions: 13, 26, 22, 19, 8, 5, 7, 5, 4, 6, 2, 2, 13, 25, 41

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/877	5/23/2023	WD	U	I	11	100

GRANTOR: HILLIARD THOMAS

GRANTEE: HILLIARD FAMILY 202

1384/1880	1/27/2006	WD	U	I	21	177,300
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GRANTOR: TOUSA HOMES INC

GRANTEE: HILLIARD THOMAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W41S13W2S6E2S25E5S1E7 N1E5FOP=[YR=2005] S1E5N5W4S4W1S1E1N4 E4FGR=[YR=2005] S8E19N22W6N1W13S15S N15E13S1E6N26S.