LOT 75
IN OR 1379/274
LOFTON POINTE PB 6/325

BULGER WILLIAM L
96248 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

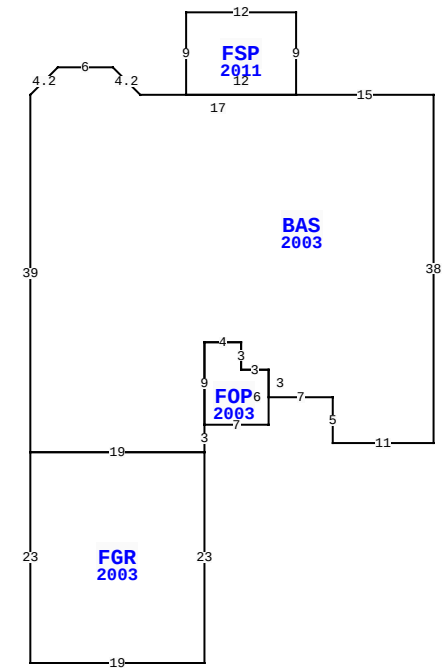
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,615	100	1,615	185,842
FGR	437	55	240	27,618
FOP	54	30	16	1,841
FSP	108	40	43	4,948
TOTALS	2,214		1,914	220,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,914	103.8065	123.27	235,939	2003	2008	0	0	0	6.65	93.35

1 SNGL FAM – 100% - 2010 Heated Area: 1615 HX Base Yr 2010



96248 PIEDMONT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,249
TOTAL MARKET OB/XF VALUE		8,669
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		293,918
SOH/AGL Deduction		139,334
ASSESSED VALUE		154,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		104,584
TOTAL JUST VALUE		293,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310823	NEW CONSTR	159,600	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0274	1/05/2006	WD	U	I	21	235,000
GRANTOR: KOENIG GEORGE F & HEI						
GRANTEE: BULGER WILLIAM L						
1349/0876	9/13/2005	WD	Q	I		217,000
GRANTOR: ARTHUR CONNIE H & ALL						
GRANTEE: KOENIG GEORGE F & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 FSP=[YR=2011] N9 W12 S9 E12$ W17 U3 L3 W6 D3 L3 S39 FGR=[YR=2003] S23 E19 N23 W19$ E19 N3 FOP=[YR=2003] E7 N6 W3 N3 W4 S9$ N9 E4 S3 E3 S3 E7 S5 E11 N38$.

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	0810	CONCRETE A	0	100	0	0	528.00	SF	6.50	6.50	100	2003	2003	3	84	2,883	
2	0855	CONC PAVER	0	100	0	0	102.00	SF	10.00	10.00	100	2003	2003	3	84	857	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
4	0471	VINYL FNC	0	100	0	0	12.00	LF	32.00	32.00	100	2008	2008	3	76	292	
5	0855	CONC PAVER	0	100	0	0	173.00	SF	10.00	10.00	100	2008	2008	3	90	1,557	

LAND DESCRIPTION

TOTAL OB/XF 8,669

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	100			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