

LOT 77
IN OR 1483/1110
LOFTON POINTE PB 6/325

KELLEHER ROXANNE M
96270 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0077-0000



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	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	1,861	100	1,861	204,093
FGR	400	55	220	24,127
FOP	40	30	12	1,316
FSP	200	40	80	8,774
TOTALS	2,501		2,173	238,310

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVR	0 100	22	3	66.00	SF	10.00	10.00	
2	0811	CONCRETE B	0 100	0	0	544.00	SF	5.20	5.20	
3	0471	VINYL FNC	0 100	0	0	12.00	LF	32.00	32.00	
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,173	100.5480	119.40	259,456	2005	2005	0	0	8.15	91.85
1 SNGL FAM - 100% - 2006											
Heated Area: 1861											
HX Base Yr 2006											

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

96270 PIEDMONT DR, FERNANDINA BEACH											
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TOTAL OB/XF										
3,516										

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,310	
TOTAL MARKET OB/XF VALUE		3,516	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		306,826	
SOH/AGL Deduction		154,832	
ASSESSED VALUE		151,994	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		101,994	
TOTAL JUST VALUE		306,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13086	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1483/1110	3/08/2007	QC	U	I	01
GRANTOR: KELLEHER JOHN S					
GRANTEE: KELLEHER ROXANNE M					
1319/1864	5/25/2005	WD	Q	I	
GRANTOR: COPPENBARGER HOMES					
GRANTEE: KELLEHER JOHN S & R					

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2005] U3 L3 W8 D3 L3 FSP=[YR=2012] W20 S10 E20 N10\$ S10 W20 N10 W10 S50 E9 FOP=[YR=2005] S5 E8 N5 W8\$ E16 FGR=[YR=2005] S12 E19 N22 W10 S2 W9 S8\$ N8 E9 N2E10 N40\$.										