LOT 80
IN OR 1937/1292
LOFTON POINTE PB 6/325

ROBINSON HARVEY B JR & CECELIA
96352 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0080-0000

BUILDING CHARACTERISTICS

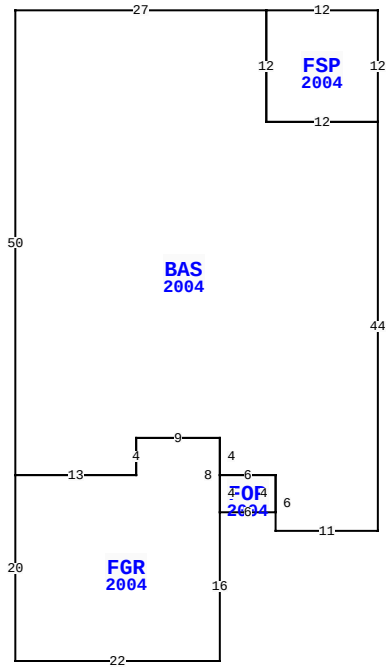
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,836	100	1,836	203,594
FGR	476	55	262	29,053
FOP	24	30	7	776
FSP	144	40	58	6,432
TOTALS	2,480		2,163	239,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,163	102.2238	121.39	262,567	2004	2004	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2012 Heated Area: 1836 HX Base Yr 2012



96352 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		239,855
TOTAL MARKET OB/XF VALUE		5,843
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		310,698
SOH/AGL Deduction		158,007
ASSESSED VALUE		152,691
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		52,691
TOTAL JUST VALUE		310,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412349	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/1292	9/17/2014	DG	U	I	11	100
GRANTOR: ROBINSON HARVEY B JR						
GRANTEE: ROBINSON HARVEY B J						
1747/1134	7/14/2011	WD	Q	I	02	155,000
GRANTOR: BARKER JOHN H						
GRANTEE: ROBINSON HARVEY B J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W12 BAS=[YR=2004] W27 S50 FGR=[YR=2004] S20 E22 N16 FOP=[YR=2004] E6 N4 W6 S4$ N8 W9 S4 W13$ E13 N4 E9 S4 E6 S6 E11 N44 W12 N12$ S12 E12 N12$.

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	2004	2004	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	488.00	SF	6.50	6.50	100	2004	2004	3	86	2,728	

LAND DESCRIPTION

TOTAL OB/XF 5,843

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