

LOT 98
IN OR 1614/130
LOFTON POINTE PB 6/325

PEAT DAVID & LISA
96215 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2023

01-2N-27-1270-0098-0000



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										
Exterior Wall	16	WD FR STUC 70	0900	01	2,112	105.2030	124.93	263,852	2006	2006	0	0	0	7.85	92.15	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 0% - 0													Heated Area: 1863									
Roof Structure	03	GABLE/HIP 100														HX Base Yr									
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	2.5	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	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	818	100	818	94,171																					
FGR	433	55	238	27,399																					
FOP	15	30	4	461																					
FUS	1,045	100	1,045	120,304																					
PTO	28	5	1	115																					
PTO	130	5	6	691																					
TOTALS			2,469	2,112	243,140																				
EXTRA FEATURES			96202 RIDGEWOOD CIR, 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	0811	CONCRETE B	0	0	0	0	724.00	SF	5.20	5.20	100	2006	2006	3	88	3,313									
2	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	2006	2006	3	88	160									
TOTAL OB/XF 3,473																									
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	000100	C	SFR	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								
REVIEW DATE 11/18/2019 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/02/2023 BY SYS																									