LOT 4
IN OR 1977/1807
LOFTON POINTE PB 6/325

AMORELLI JAMES PHILIP JR
96307 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0004-0000

BUILDING CHARACTERISTICS

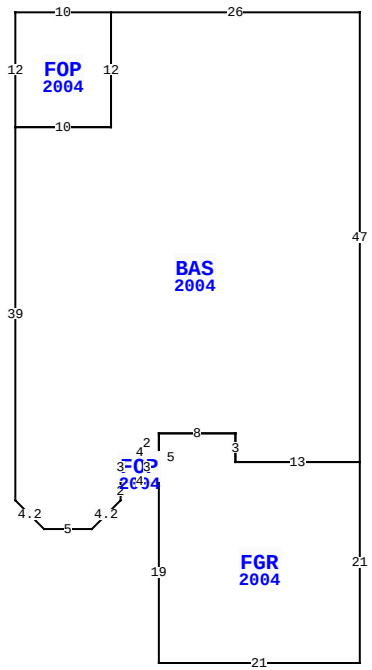
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,612	100	1,612	171,358
FGR	465	55	256	27,213
FOP	12	30	4	425
FOP	120	30	36	3,827
TOTALS	2,209		1,908	202,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,908	123.4065	117.24	223,694	2004	2004	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2016 Heated Area: 1612 HX Base Yr 2016



96307 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		202,823
TOTAL MARKET OB/XF VALUE		7,132
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		274,955
SOH/AGL Deduction		113,713
ASSESSED VALUE		161,242
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,242
TOTAL JUST VALUE		274,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13026	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1807	5/04/2015	WD	Q	I	02	173,000
GRANTOR: DOVER STEPHEN & JENNI						
GRANTEE: AMORELLI JAMES PHIL						
1307/1667	4/07/2005	WD	Q	I		170,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: DOVER STEPHEN & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W26 FOP=[YR=2004] W10 S12 E10 N12 $ S12 W10 S39 R3 D3 E5 U3 R3 N2 FOP=[YR=2004] E4 FGR=[YR=2004] S19 E21 N21 W13 N3 W8 S5 $ N3 W4 S3 $ N3 E4 N2 E8 S3 E13 N47 $.

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	686.00	SF	6.50	6.50	100	2004	2004	3	84	3,746	
2	0476	VF 6 SBPL	0	100	0	0	11.00	LF	32.00	32.00	100	2006	2006	3	69	243	
3	0855	CONC PAVER	0	100	0	0	338.00	SF	10.00	10.00	100	2012	2012	3	93	3,143	

LAND DESCRIPTION

TOTAL OB/XF 7,132

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	000100	C	SFR	100	0003	PUD	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 08/06/2024 BY SYS