

LOT 5
IN OR 1347/1079
LOFTON POINTE PB 6/325

ROCHA THEODORE E & SANDRA C
54 WOODLAND RIDGE CIRCLE
BEAUFORT, SC 29907-2162

2024

01-2N-27-1270-0005-0000



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 80
Interior Floo	08	SHT VINYL 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

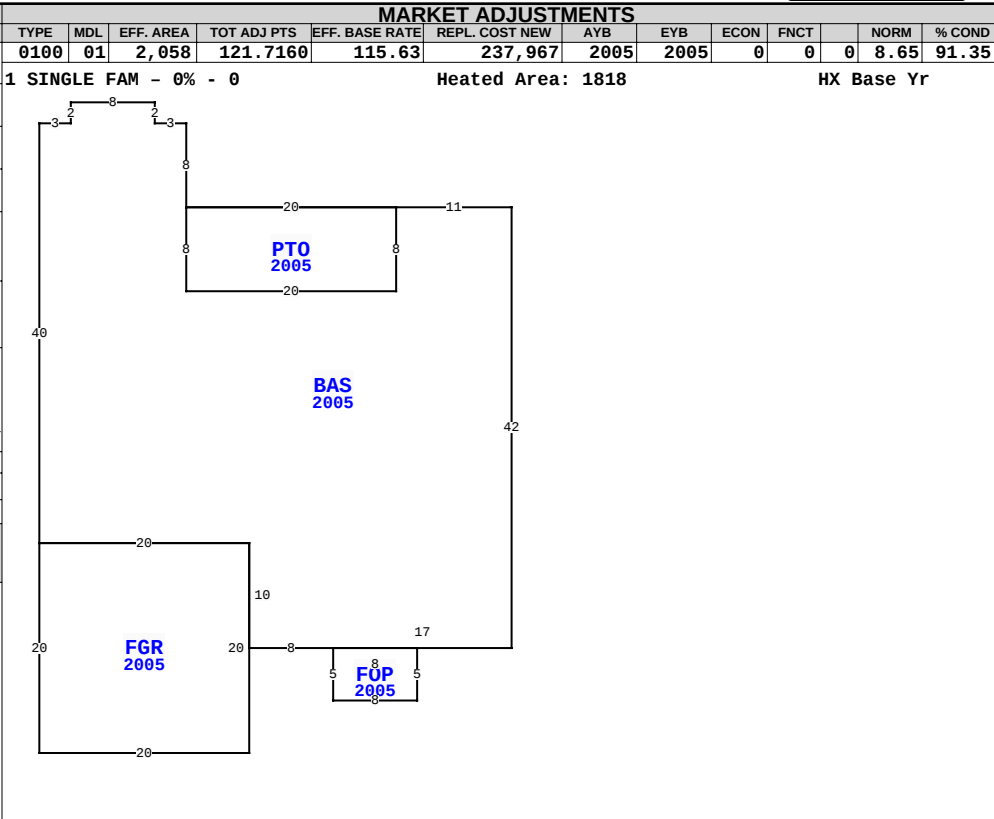
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1,818	192,031
FGR	400	55	220	23,239
FOP	40	30	12	1,268
PTO	160	5	8	845

TOTALS	2,418		2,058	217,383
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	552.00	SF	5.20	
2	0855	CONC PAVER	0	0	19	57.00	SF	10.00	
3	0471	VINYL FNC	0	0	0	5.00	LF	32.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00



96297 PIEDMONT DR, FERNANDINA BEACH	BLD DATE 03/03/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
3,083									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	217,383		
TOTAL MARKET OB/XF VALUE	3,083		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	285,466		
SOH/AGL Deduction	38,332		
ASSESSED VALUE	247,134		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	247,134		
TOTAL JUST VALUE	285,466		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	293,819		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14485	ELEC OTHER	2,000	03/01/2005
M09278	MECH OTHER	0	02/01/2005
B0413320	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1347/1079	9/06/2005	WD	Q	I		210,000	
GRANTOR: COPPENBARGER HOMES							
GRANTEE: ROCHA THEODORE E &							
1185/1766	11/03/2003	WD	U	V	19	1,423,500	
GRANTOR: LOFTON POINTE DEVELOP							
GRANTEE: COPPENBARGER HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W11 PTO=[YR=2005] W20 S8 E20 N8\$ W20 N8 W3 N2 W8 S2 W3 S40 FGR=[YR=2005] S20 E20 N20 W20\$ E20 S10 E8 FOP=[YR=2005] S5 E8 N5 W8\$ E17 N42\$.									