

LOT 6
IN OR 2121/343
LOFTON POINTE PB 6/325

BYRD MICHAEL B & AMY R
96285 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	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	1,466	100	1,466	158,138
FGR	418	55	230	24,810
FOP	26	30	8	863
UOP	234	20	47	5,070
TOTALS	2,144		1,751	188,880

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0855	CONC PAVER	0	100	0	0	516.00	SF	10.00	10.00	
5	0861	POOL GUNIT	0	100	30	13	390.00	SF	85.00	85.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,751	125.2350	118.97	208,316	2004	2004	0	0	9.33	90.67
1 SINGLE FAM - 100% - 2018											
Heated Area: 1466											
HX Base Yr 2018											
96285 PIEDMONT DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		188,880	
TOTAL MARKET OB/XF VALUE		41,958	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		295,838	
SOH/AGL Deduction		105,666	
ASSESSED VALUE		190,172	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		140,172	
TOTAL JUST VALUE		295,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004912	OUTDOOR KITCHEN	27,000	07/27/2020
20004442	SWIM POOL	58,000	06/24/2020
B0412810	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2121/0343	5/16/2017	WD	Q	I	01
GRANTOR: BANKS DARLENE J					
GRANTEE: BYRD MICHAEL B & AM					
1326/1228	6/17/2005	WD	Q	I	
GRANTOR: TOUSA HOMES INC					
GRANTEE: BANKS DARLENE J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W41 S14 W2 S6 E2 S24 E5 S1 E8 N1E4											
FOP=[YR=2004] S2 E5 FGR=[YR=2004] S2 E19 N22 W19 S20 \$ N6											
W4 S4 W1 \$ E1 N4 E4 N14 E19 N26 \$ UOP=[YR=2020] N18 W9 S9 W8											
S9 E17 \$.											