LOT 9
IN OR 2036/1614
LOFTON POINTE PB 6/325

RED DOG PROPERTIES LLC
96014 AZALEA LN
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0009-0000

BUILDING CHARACTERISTICS

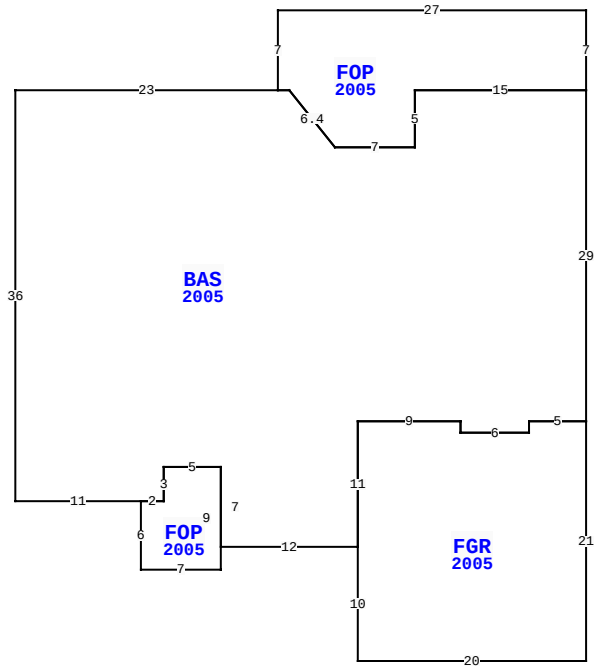
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,654	100	1,654	179,241
FGR	414	55	228	24,708
FOP	57	30	17	1,843
FOP	234	30	70	7,586
TOTALS	2,359		1,969	213,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	124.8716	118.63	233,582	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 1654 HX Base Yr



96251 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	213,377
TOTAL MARKET OB/XF VALUE	6,762
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	285,139
SOH/AGL Deduction	39,567
ASSESSED VALUE	245,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,572
TOTAL JUST VALUE	285,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414175	NEW CONSTR	123,753	12/01/2005
M09374	MH MOVE-ON	0	03/01/2005
P0508957	OTHER	0	02/01/2005
E0414037	ELEC OTHER	2,000	12/01/2004
R046950	REPAIR/RRF	3,500	12/01/2004
B0414120	FOUNDATION	3,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2036/1614	3/28/2016	SW	U	I	12	136,000
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: RED DOG PROPERTIES						
2024/0032	1/19/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W27 S7 BAS=[YR=2005] W23 S36 E11
FOP=[YR=2005] S6 E7 N9 W5 S3W2$ E2 N3 E5 S7 E12
FGR=[YR=2005] S10 E20 N21 W5 S1 W6 N1 W9 S11 $ N11 E9 S1 E6 N1 E5 N29 W15 S5 W7 U5 L4 W1$ E1 D5 R4 E7 N5 E15 N7$.

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	0	0	0	759.00	SF	6.50	6.50	100	2005	2005	3	86	4,243	
2	0855	CONC PAVER	0	0	23	3	69.00	SF	10.00	10.00	100	2007	2007	3	88	607	
3	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	100	2012	2012	3	83	1,912	

LAND DESCRIPTION

TOTAL OB/XF 6,762

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	0	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