LOT 10
IN OR 1854/1050
LOFTON POINTE PB 6/325

RENFRO KRISTIN A/MCCLELLAN JOHN C
96177 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0010-0000

BUILDING CHARACTERISTICS

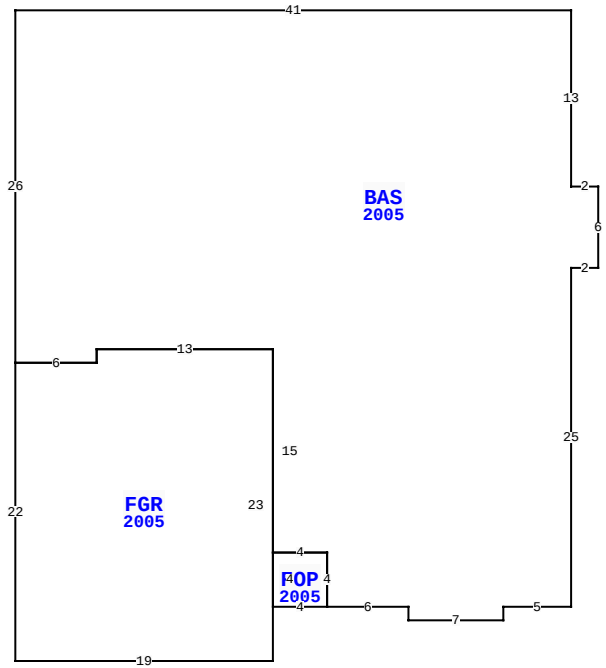
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,452	100	1,452	157,802
FGR	431	55	237	25,757
FOP	16	30	5	544
TOTALS	1,899		1,694	184,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	125.2350	118.97	201,535	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1452 HX Base Yr 2014



96177 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		184,102
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,102
SOH/AGL Deduction		116,128
ASSESSED VALUE		138,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		88,974
TOTAL JUST VALUE		255,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16083	ELEC OTHER	1,500	11/01/2005
M10595	MECH OTHER	0	11/01/2005
P10105	OTHER	0	09/01/2005
R08203	REPAIR/RRF	2,000	09/01/2005
B16031	NEW CONSTR	122,757	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1854/1050	5/01/2013	WD	Q	I	01	134,000
GRANTOR: HAWK ROBERT M & BONNI						
GRANTEE: RENFRO KRISTIN A &						
1802/1240	7/16/2012	WD	Q	I	02	140,000
GRANTOR: HOUCHIN KATHLEEN R						
GRANTEE: HAWK ROBERT M & BON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W41S26FGR=[YR=2005] S22E19
N23W13S1W6$E6N1E13S15FOP=[YR=2005]
S4E4N4W4$E4S4E6S1E7N1E5N25E2N6 W2N13$.

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	0811	CONCRETE B	0	100	0	0	782.00	SF	5.20	5.20	100	2005	2005	3	86	3,497	
2	0752	USP	0	100	19	8	152.00	SF	15.00	15.00	100	2005	2005	3	40	912	
3	0471	VINYL FNC	0	100	0	0	45.00	LF	32.00	32.00	100	2010	2010	3	78	1,123	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS