

LOT 12
IN OR 1560/1468
LOFTON POINTE PB 6/325

STOWE STEPHEN & GILLIAN
96155 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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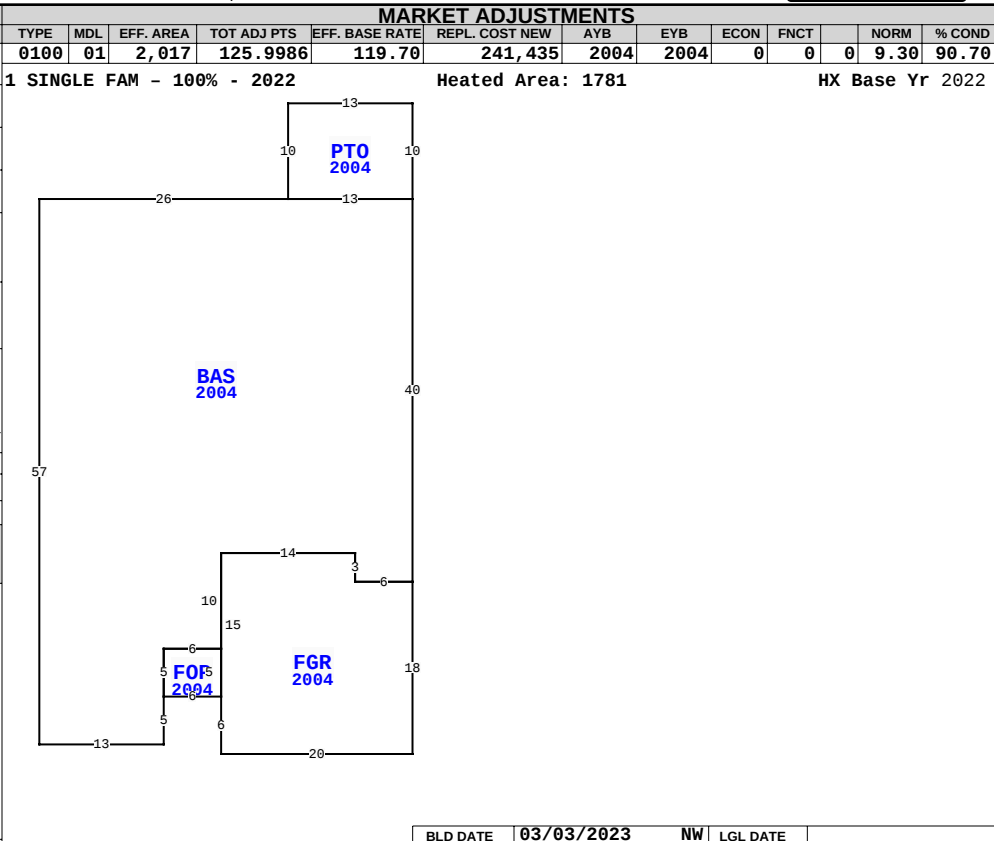
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	193,360
FGR	402	55	221	23,994
FOP	30	30	9	977
PTO	130	5	6	651
TOTALS	2,343		2,017	218,982

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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			585.00	SF	6.50				3,194	
2	0471	VINYL FNC	0	100	0	0			106.00	LF	32.00				2,510	
3	1076	TRELLIS A	0	100	13	10			130.00	SF	7.50				624	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

TOTAL OB/XF																
6,328																

TOTAL OB/XF																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			218,982
TOTAL MARKET OB/XF VALUE			6,328
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			290,310
SOH/AGL Deduction			33,557
ASSESSED VALUE			256,753
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			206,753
TOTAL JUST VALUE			290,310
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412871	NEW CONSTR	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2405/0495	10/30/2020	WD	Q	I	01	261,000
GRANTOR: BURNAT JAROSLAW & KAT						
GRANTEE: STOWE STEPHEN & GIL						
1560/1468	4/14/2008	WD	Q	I		180,000
GRANTOR: MCKEOWN MICHAL						
GRANTEE: BURNAT JAROSLAW & K						

BUILDING NOTES																
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BUILDING DIMENSIONS																
PTO=[YR=2004] W13 S10 BAS=[YR=2004] W26 S57 E13 N5 FOP=[YR=2004] E6 FGR=[YR=2004] S6 E20 N18 W6 N3 W14 S15\$ N5 W6 S5\$ N5 E6 N10 E14 S3 E6 N40 W13\$ E13 N10\$.																