

TRAN HIEP & HANG T
96085 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 70

Exterior Wall16WD FR STUC 30

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4044.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5711001,571172,314

FGR3995521924,020

FOP20306658

PTO12056658

TOTALS2,1101,802197,650

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200520053893,115

20811CONCRETE B010000552.00SF5.205.20100200520053862,469

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE05/12/2019BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,802126.3850120.07216,36620052005008.6591.35

1 SINGLE FAM - 100% - 2010Heated Area: 1571HX Base Yr 2010

BLD DATE03/03/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

TOTAL OB/XF5,584

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE197,650

TOTAL MARKET OB/XF VALUE5,584

TOTAL LAND VALUE - MARKET65,000

TOTAL MARKET VALUE268,234

SOH/AGL Deduction128,230

ASSESSED VALUE140,004

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE90,004

TOTAL JUST VALUE268,234

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE275,851

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / IRSN CD SALE PRICE

1353/08609/28/2005WDQI172,100

GRANTOR: TOUSA HOMES INC

GRANTEE: TRAN HIEP & HANG T

1203/10191/23/2004WDUV19162,000

GRANTOR: JAX ONE LLC

GRANTEE: TOUSA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 PTO=[YR=2005] N10 W12 S10 E12\$ W20 S28

FGR=[YR=2005] S21 E19 N3 FOP=[YR=2005] E4 N5 W4 S5\$ N18 W19\$

E19 S13 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N14\$.