LOT 19
LOFTON POINTE PB 6/325

GUBAN GERRY & EDYOL
96075 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0019-0000

BUILDING CHARACTERISTICS

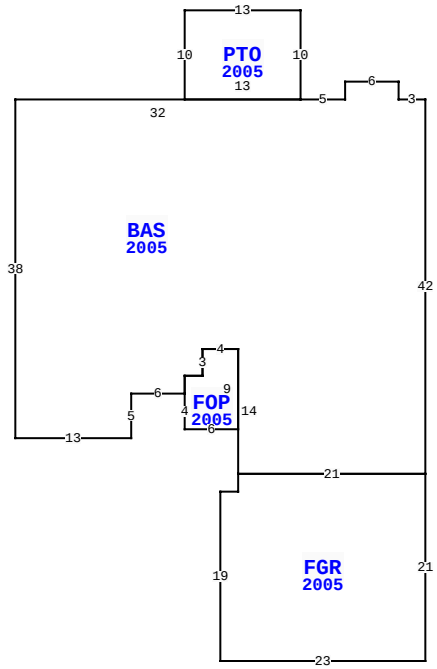
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	1,760	190,214
FGR	479	55	263	28,424
FOP	48	30	14	1,513
PTO	130	5	6	649
TOTALS	2,417		2,043	220,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	124.5335	118.31	241,707	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1760 HX Base Yr



96075 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		220,799
TOTAL MARKET OB/XF VALUE		3,922
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		289,721
SOH/AGL Deduction		0
ASSESSED VALUE		289,721
TOTAL EXEMPTION VALUE	13	289,721
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		289,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09454	MECH OTHER	0	03/01/2005
P0508953	OTHER	0	02/01/2005
B14021	NEW CONSTR	0	12/31/2004
E0413983	ELEC OTHER	2,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1987	12/23/2020	WD	Q	I	01	246,900
GRANTOR: PENNEWELL JOSEPH P &						
GRANTEE: GUBAN GERRY & EDYOL						
2221/0132	8/20/2018	WD	U	I	30	90,000
GRANTOR: PENNEWELL JOSEPH P &						
GRANTEE: PENNEWELL JOSEPH P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 N2 W6 S2 W5 PTO=[YR=2005] N10 W13 S10 E13 $ W32 S38 E13 N5 E6 FOP=[YR=2005] S4 E6 N9 W4 S3 W2 S2 $ N2 E2 N3 E4 S14 FGR=[YR=2005] S2 W2 S19 E23 N21 W21 $ E21 N42 $.

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	877.00	SF	5.20	5.20	100	2005	2005	3	86	3,922	

LAND DESCRIPTION

TOTAL OB/XF 3,922

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		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