LOT 23
LOFTON POINTE PB 6/325

BENDER KIMBERLY & KENNETH
96029 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

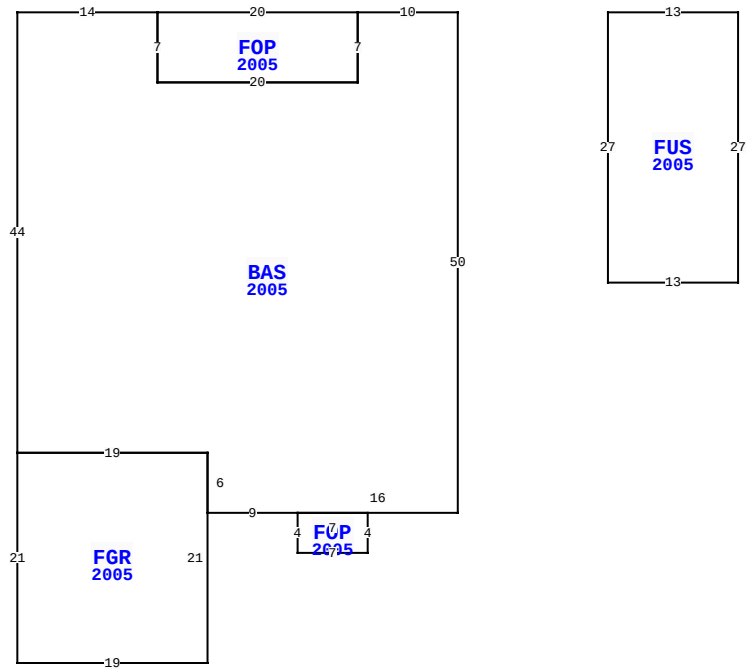
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,946	100	1,946	205,090
FGR	399	55	219	23,080
FOP	28	30	8	843
FOP	140	30	42	4,427
FUS	351	100	351	36,992
TOTALS	2,864		2,566	270,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,566	121.4400	115.37	296,039	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2020 Heated Area: 2297 HX Base Yr 2020



96029 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,432
TOTAL MARKET OB/XF VALUE		5,798
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		341,230
SOH/AGL Deduction		112,545
ASSESSED VALUE		228,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,685
TOTAL JUST VALUE		341,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006249	REPAIR/RRF	11,800	08/04/2020
B13083	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1288	3/07/2024	WD	Q	I	01	397,500
GRANTOR: NICHOLSON HOLLY L & D						
GRANTEE: BENDER KIMBERLY & K						
2308/0383	9/27/2019	WD	Q	I	01	252,000
GRANTOR: GRAVES ALLYN W & JOHN						
GRANTEE: NICHOLSON HOLLY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FOP=[YR=2005] W20 S7 E20 N7$ S7 W20 N7 W14 S44 FGR=[YR=2005] S21 E19 N21 W19$ E19 S6 E9 FOP=[YR=2005] S4 E7 N4 W7$ E16 N50$ PTR=E15 FUS=[YR=2005] E13 S27 W13 N27$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2005	2005	3	86	2,683	

LAND DESCRIPTION

TOTAL OB/XF 5,798

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