LOT 24
IN OR 1378/490
LOFTON POINTE PB 6/325

QIU HE XUAN/XIANG MEI JU
2127 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

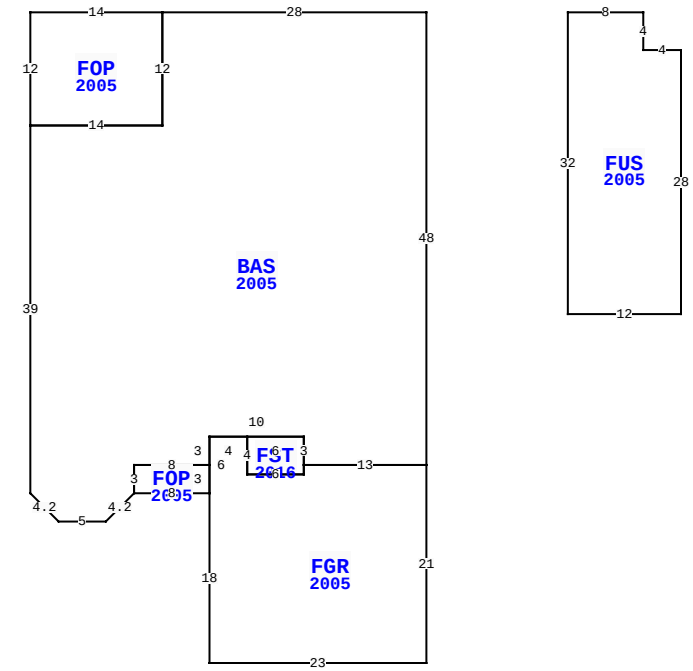
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,875	100	1,875	203,174
FGR	489	55	269	29,149
FOP	24	30	7	758
FOP	168	30	50	5,418
FST	24	55	13	1,409
FUS	368	100	368	39,876
TOTALS	2,948		2,582	279,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,582	124.8624	118.62	306,277	2005	2005	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 2243 HX Base Yr



96017 PIEDMONT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	279,784
TOTAL MARKET OB/XF VALUE	3,520
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	348,304
SOH/AGL Deduction	45,747
ASSESSED VALUE	302,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,557
TOTAL JUST VALUE	348,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15860	ELEC OTHER	1,950	09/01/2005
M10331	MECH OTHER	0	09/01/2005
P09804	OTHER	0	08/01/2005
R0507740	REPAIR/RRF	2,000	06/01/2005
B0515372	NEW CONSTR	162,366	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/0490	1/03/2006	WD	U	I	21	223,900
GRANTOR: TOUSA HOMES INC						
GRANTEE: QIU HE XUAN & MEI J						
1216/0150	3/18/2004	WD	U	V	19	364,500
GRANTOR: JAX ONE LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W28 FOP=[YR=2005] W14 S12 E14 N12$ S12 W14 S39 R3 D3 E5 U3 R3 FOP=[YR=2005] E8 FGR=[YR=2005] S18 E23 N21 W13 FST=[YR=2016] N3 W6 S4 E6 N1$ S1 W6 N4 W4 S6$ N3 W8 S3$ N3 E8 N3 E10 S3 E13 N48 $ PTR=E15 FUS=[YR=2005] E8 S4 E4 S28 W12 N32$ 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	0811	CONCRETE B	0	0	0	0	609.00	SF	5.20	5.20	100	2005	2005	3	86	2,723	
2	0476	VF 6 SBPL	0	0	0	0	30.00	LF	32.00	32.00	100	2012	2012	3	83	797	

LAND DESCRIPTION

TOTAL OB/XF 3,520

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	0	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