



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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,860	100	1,860	196,863
FGR	476	55	262	27,731
FOP	24	30	7	741
FSP	144	40	58	6,139
TOTALS	2,504		2,187	231,473

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,187	119.3493	113.38	247,962	2004	2009	0	0	6.65	93.35
1 SINGLE FAM - 0% - 2023 Heated Area: 1860 HX Base Yr											
96040 PIEDMONT DR, FERNANDINA BEACH											

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

TOTALS		2,004	2,107	201,470			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	0	0	0	

TOTAL OB/XF											
3,669											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0	0003	PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
3,669											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 231,473											
TOTAL MARKET OB/XF VALUE 3,669											
TOTAL LAND VALUE - MARKET 65,000											
TOTAL MARKET VALUE 300,142											
SOH/AGL Deduction 0											
ASSESSED VALUE 300,142											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 300,142											
TOTAL JUST VALUE 300,142											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 300,063											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003207	REPAIR/RRF	9,171	02/28/2022
00312023	NEW CONSTR	0	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2576/0910	7/07/2022	SW	U	I	30	511,200	
GRANTOR: VM PRONTO LLC							
GRANTEE: BTR SCATTERED SITE							
2532/0401	1/21/2022	WD	Q	I	01	323,000	
GRANTOR: LUNA THOMAS D							
GRANTEE: VM PRONTO LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2011] W12 BAS=[YR=2004] W27 S50 FGR=[YR=2004] S20 E22 N16 FOP=[YR=2004] E6 N4 W6 S4 N8 W9 S4 W13\$ E13 N4 E9 S4 E6 S6 D3 R3 E5 U3 R3 N44 W12 N12 \$ S12 E12 N12 \$.											