LOT 57
LOFTON POINTE PB 6/325

ZARYCKY ORYSIA
7004 KENNEDY BLVD E APT 21D
GUTTENBERG, NJ 07093

2024

01-2N-27-1270-0057-0000

BUILDING CHARACTERISTICS

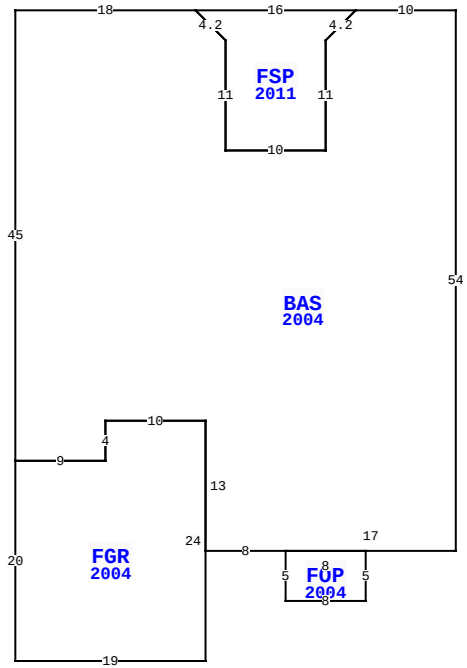
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,016	100	2,016	218,210
FGR	420	55	231	25,003
FOP	40	30	12	1,298
FSP	149	40	60	6,494
TOTALS	2,625		2,319	251,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,319	122.0541	115.95	268,888	2004	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 2016 HX Base Yr



96052 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,007
TOTAL MARKET OB/XF VALUE	3,513
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	319,520
SOH/AGL Deduction	1,241
ASSESSED VALUE	318,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,279
TOTAL JUST VALUE	319,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311856	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2441/0743	3/08/2021	WD	Q	I	01	266,000
GRANTOR: BROWN DARLENE T						
GRANTEE: ZARYCKY ORYSIA						
1229/1842	5/12/2004	WD	Q	I		190,300
GRANTOR: COPPENBARGER HOMES IN						
GRANTEE: BROWN DONALD R & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W10 FSP=[YR=2011] W16 D3 R3 S11 E10 N11 R3 U3 $ D3 L3 S11 W10 N11 L3 U3 W18 S45 FGR=[YR=2004] S20 E19 N24 W10 S4 W9$ E9 N4 E10 S13 E8 FOP=[YR=2004] S5 E8 N5 W8 $ E17 N54 $.

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	0855	CONC PAVER	0	0	0	0	75.00	SF	10.00	10.00	100	2004	2004	3	84	630	
2	0810	CONCRETE A	0	0	0	0	528.00	SF	6.50	6.50	100	2004	2004	3	84	2,883	

LAND DESCRIPTION

TOTAL OB/XF 3,513

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	000134	C	SFR POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS