



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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	1,837	100	1,837	198,852
FGR	437	55	240	25,979
FOP	40	30	12	1,299
FSP	140	40	56	6,062
TOTALS	2,454		2,145	232,192

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20
3	0855	CONC PAVER	0	100	0	0	508.00	SF	10.00
4	0471	VINYL FNC	0	100	0	0	136.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	126.1113	119.81	256,992	2003	2003	0	0	0	9.65	90.35
1 SINGLE FAM - 100% - 2022 Heated Area: 1837 HX Base Yr 2022												
96098 PIEDMONT DR, FERNANDINA BEACH												
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		232,192	
TOTAL MARKET OB/XF VALUE		13,400	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		310,592	
SOH/AGL Deduction		39,272	
ASSESSED VALUE		271,320	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		221,320	
TOTAL JUST VALUE		310,592	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310822	NEW CONSTR	166,509	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2479/1772	7/06/2021	WD	Q	I	02	305,000
GRANTOR: NASRALLAH JAYNE C & V						
GRANTEE: TITUS STEPHEN N & C						
1953/0459	12/17/2014	WD	Q	I	01	194,500
GRANTOR: LAUREN LINDSAY						
GRANTEE: NASRALLAH JAYNE C &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W10 FSP=[YR=2011] W20 S7 E20 N7\$ S7 W20 N7 W4 N4 W6 S4 W4 S37 FGR=[YR=2003] S23 E19 N23 W19\$ E19 S13 E8 FOP=[YR=2003] S5 E8 N5 W8 \$ E17 N50\$.									