LOT 76
LOFTON POINTE PB 6/325

ARBO STEPHEN P
96258 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0076-0000

BUILDING CHARACTERISTICS

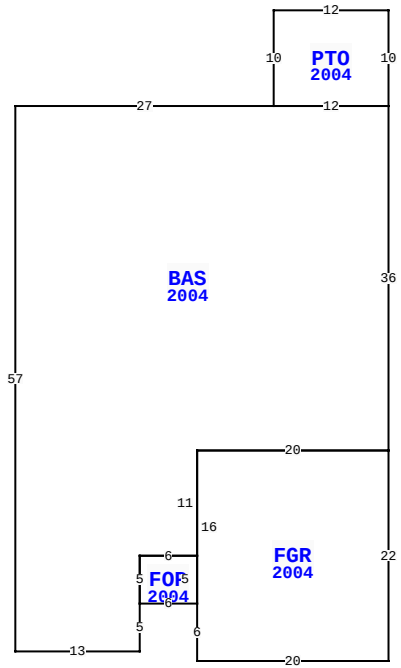
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,743	100	1,743	187,961
FGR	440	55	242	26,097
FOP	30	30	9	971
PTO	120	5	6	647
TOTALS	2,333		2,000	215,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,000	121.6033	115.52	231,040	2004	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1743 HX Base Yr 2022



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

96258 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,676
TOTAL MARKET OB/XF VALUE		3,232
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		283,908
SOH/AGL Deduction		33,937
ASSESSED VALUE		249,971
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,971
TOTAL JUST VALUE		283,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412818	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1350	3/18/2021	WD	Q	I	02	262,500
GRANTOR: CASEY MICHAEL W & THE						
GRANTEE: ARBO STEPHEN P						
1500/0515	5/21/2007	QC	U	I	01	100
GRANTOR: CASEY MICHAEL W & THE						
GRANTEE: CASEY MICHAEL W & T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W12 S10 BAS=[YR=2004] W27 S57 E13 N5
FOP=[YR=2004] E6 FGR=[YR=2004] S6 E20 N22 W20 S16 $ N5 W6
S5 $ N5 E6 N11 E20 N36 W12 $ E12 N10 $.

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	0810	CONCRETE A	0	100	0	0	592.00	SF	6.50	6.50	100	2004	2004	3	84	3,232	

LAND DESCRIPTION

TOTAL OB/XF 3,232

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	100	0003		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