

LOT 77
IN OR 1483/1110
LOFTON POINTE PB 6/325

KELLEHER ROXANNE M
96270 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0077-0000



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	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	1,861	100	1,861	196,573
FGR	400	55	220	23,239
FOP	40	30	12	1,268
FSP	200	40	80	8,450
TOTALS	2,501		2,173	229,530

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	22	3	66.00	SF	10.00	10.00	30	2005
2	0811	CONCRETE B	0 100	0	0	544.00	SF	5.20	5.20	100	2005
3	0471	VINYL FNC	0 100	0	0	12.00	LF	32.00	32.00	100	2005
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2005

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	100	0003		0.00	0.00	1.00	LT	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	2,173	121.7160	115.63	251,264	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2006											
Heated Area: 1861											
HX Base Yr 2006											

96270 PIEDMONT DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
3,452											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			229,530
TOTAL MARKET OB/XF VALUE			3,452
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			297,982
SOH/AGL Deduction			141,428
ASSESSED VALUE			156,554
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			106,554
TOTAL JUST VALUE			297,982
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13086	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1483/1110	3/08/2007	QC	U	I	01
GRANTOR: KELLEHER JOHN S					
GRANTEE: KELLEHER ROXANNE M					
1319/1864	5/25/2005	WD	Q	I	
GRANTOR: COPPENBARGER HOMES					
GRANTEE: KELLEHER JOHN S & R					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] U3 L3 W8 D3 L3 FSP=[YR=2012] W20 S10 E20 N10\$ S10 W20 N10 W10 S50 E9 FOP=[YR=2005] S5 E8 N5 W8\$ E16 FGR=[YR=2005] S12 E19 N22 W10 S2 W9 S8\$ N8 E9 N2E10 N40\$.											