



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 60
Interior Floor	13	LVT/LAMNT 40
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

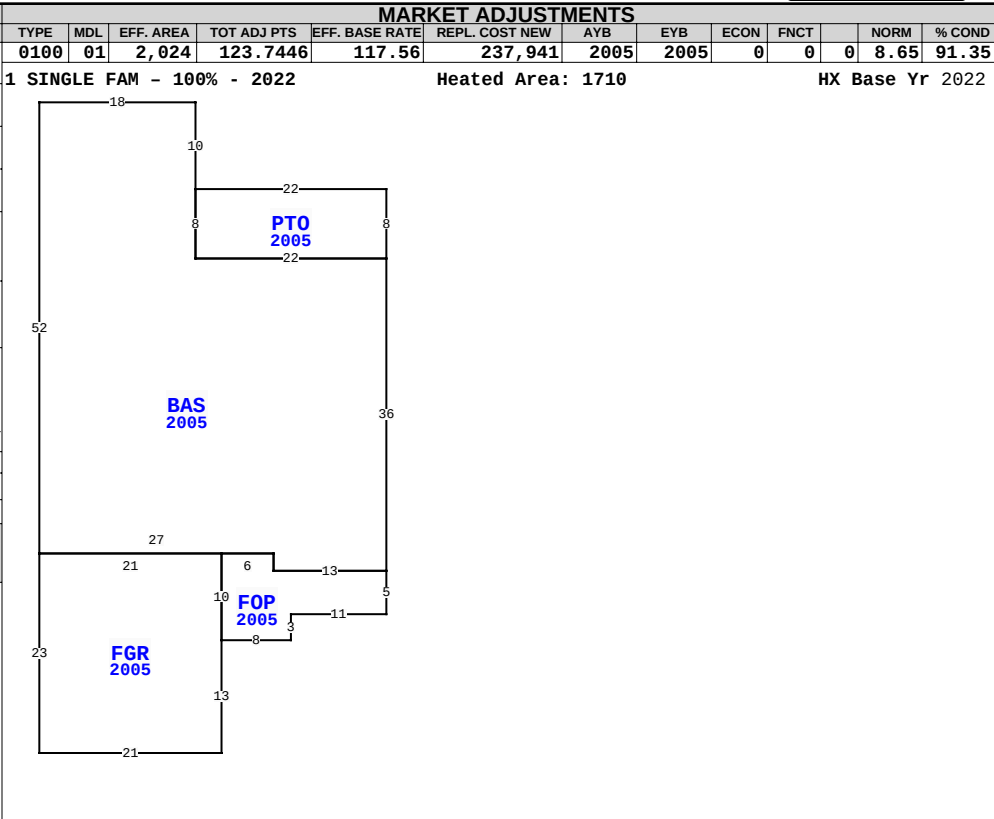
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4044.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	183,639
FGR	483	55	266	28,566
FOP	131	30	39	4,188
PTO	176	5	9	966

TOTALS	2,500	2,024	217,359
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	598.00	SF	5.20	
3	0855	CONC PAVER	0 100	20	3	60.00	SF	10.00	

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



96292 PIEDMONT DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0 100	0	0	598.00	SF	5.20	5.20	100	2005	2005	3	86	2,674	
3	0855	CONC PAVER	0 100	20	3	60.00	SF	10.00	10.00	100	2006	2006	3	87	522	

TOTAL OB/XF										6,311						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										217,359		
TOTAL MARKET OB/XF VALUE										6,311		
TOTAL LAND VALUE - MARKET										65,000		
TOTAL MARKET VALUE										288,670		
SOH/AGL Deduction										33,922		
ASSESSED VALUE										254,748		
TOTAL EXEMPTION VALUE										50,000		
BASE TAXABLE VALUE										204,748		
TOTAL JUST VALUE										288,670		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										297,052		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12994	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2708/1207	4/26/2024	WD	Q	I	02	343,000	
GRANTOR:MOORE DIANNE LYNN &							
GRANTEE:WALSH JOHN							
2443/1999	3/17/2021	WD	Q	I	01	274,000	
GRANTOR:MCDANIEL JOSHUA & MAL							
GRANTEE:BRAGG LARRY STEVEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2005] W22 BAS=[YR=2005] N10 W18 S52 FGR=[YR=2005] S23 E21 N13 FOP=[YR=2005] E8 N3 E11 N5 W13 N2 W6 S10\$ N10 W21\$ E27 S2 E13 N36 W22 N8\$ S8 E22 N8\$.									