LOT 81
LOFTON POINTE PB 6/325

GLOVER KIMBERLY DIANE
96360 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2024

01-2N-27-1270-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

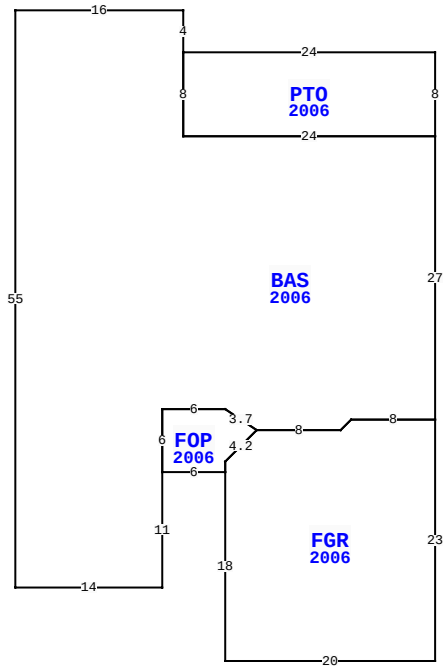
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,499	100	1,499	166,969
FGR	444	55	244	27,178
FOP	44	30	13	1,448
PTO	192	5	10	1,114
TOTALS	2,179		1,766	196,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,766	127.6500	121.27	214,163	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2021 Heated Area: 1499 HX Base Yr 2021



96360 PIEDMONT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,709
TOTAL MARKET OB/XF VALUE		2,962
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,671
SOH/AGL Deduction		74,642
ASSESSED VALUE		190,029
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		135,029
TOTAL JUST VALUE		264,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16995	ELEC OTHER	2,000	03/01/2006
M11141	TANKS/BLRS	0	02/01/2006
C16841	CO ISSUED	116,466	12/01/2005
R08736	REPAIR/RRF	3,500	12/01/2005
B16713	FOUNDATION	3,500	12/01/2005
B16841	NEW CONSTR	116,466	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2656/1330	7/25/2023	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: GLOVER KIMBERLY DIA						
2381/0530	7/31/2020	WD	Q	I	01	226,000
GRANTOR: SIMONIAN GARY K & ELE						
GRANTEE: HAIDUCU KIMBERLY D						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] W24 BAS=[YR=2006] N4 W16 S55 E14 N11
FOP=[YR=2006] E6 FGR=[YR=2006] S18 E20 N23 W8 L1 D1 W8 D3
L3 S1$ N1 R3 U3 U2 L3 W6 S6$ N6 E6 R3 D2 E8 U1 R1 E8
N27 W24 N8$ S8 E24 N8$.

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	0811	CONCRETE B	0	100	0	0	503.00	SF	5.20	5.20	100	2006	2006	3	87	2,276	
2	0855	CONC PAVER	0	100	26	3	78.00	SF	10.00	10.00	100	2007	2007	3	88	686	

LAND DESCRIPTION

TOTAL OB/XF 2,962

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 08/06/2024 BY SYS