



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	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	1,615	100	1,615	175,015
FGR	462	55	254	27,526
FOP	16	30	5	542
FSP	120	40	48	5,201
PTO	240	5	12	1,301
TOTALS	2,453		1,934	209,584

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	0	0			

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,934	124.8716	118.63	229,430	2005	2005	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2020 Heated Area: 1615 HX Base Yr 2020											
96366 PIEDMONT DR, FERNANDINA BEACH											

96366 PIEDMONT DR, FERNANDINA BEACH									BLD DATE		03/03/2023		NW		LGL DATE				
									XF DATE						LAND DATE				
									INC DATE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND
UNITS		UT		Adj R		ADJ UNIT PRICE		100		2005		2005		3		86		2, 527	
452.00		SF		6.50		6.50		100		2005		2005		3		86		2, 527	

LAND DESCRIPTION										TOTAL OB/XF 2,527									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										209,584									
TOTAL MARKET OB/XF VALUE										2,527									
TOTAL LAND VALUE - MARKET										65,000									
TOTAL MARKET VALUE										277,111									
SOH/AGL Deduction										89,015									
ASSESSED VALUE										188,096									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										138,096									
TOTAL JUST VALUE										277,111									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										285,162									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15695	ELEC OTHER	1,950	09/01/2005
M10208	MECH OTHER	0	08/01/2005
R07867	REPAIR/RRF	2,000	07/01/2005
B15552	NEW CONSTR	122,757	07/01/2005
P09728	OTHER	0	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/1238	2/07/2019	WD	U	I	11	100
GRANTOR: STROUT RONALD & KAREN						
GRANTEE: WAGNER JACQUELINE A						
2254/0111	2/07/2019	WD	Q	I	01	217,500
GRANTOR: STROUT RONALD M & KAR						
GRANTEE: WAGNER JACQUELINE A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W26 PTO=[YR=2015] N8 W18 S20 E8 FSP=[YR=2011] E10 N12 W10 S12 \$ N12 E10\$ S12 W10 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2005] E4 FGR=[YR=2005] S18 E21 N22 W21 S4\$ N4 W4 S4\$ N4 E25 N46\$.									