

WIGGER JOHN H
96389 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034-8166

01-2N-27-1270-0086-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
16 WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 70
08 SHT VINYL 30
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
00 NONE 100

06 Quality Level 06
0100 SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4044.00
AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,8361001,836190,160
FGR4765526227,136
FOP24307725
FOP14430434,453
TOTALS2,4802,148222,474

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100012,148119.3493113.38243,54020052005008.6591.35

1 SINGLE FAM - 100% - 2010Heated Area: 1836HX Base Yr 2010

BLD DATE03/03/2023NW
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10500FP-PRE FAB0100001.00UT3,500.003,500.00100200520053893,115
20810CONCRETE A010000622.00SF6.506.50100200520053863,477

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE222,474
TOTAL MARKET OB/XF VALUE6,592
TOTAL LAND VALUE - MARKET65,000
TOTAL MARKET VALUE294,066
SOH/AGL Deduction136,445
ASSESSED VALUE157,621
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE107,621
TOTAL JUST VALUE294,066
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE302,659

PERMIT NUMDESCRIPTIONAMTISSUED
E15858ELEC OTHER1,80009/01/2005
M10329MECH OTHER009/01/2005
R08043REPAIR/RRF2,00008/01/2005
R09840OTHER008/01/2005
B15787NEW CONSTR196,55008/01/2005

SALES DATA
OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE
1382/03031/17/2006WDUII21191,800
GRANTOR: TOUSA HOMES INC
GRANTEE: WIGGER JOHN H
1216/01503/18/2004WDUV19364,500
GRANTOR: JAX ONE LLC
GRANTEE: TOUSA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2005] W12 BAS=[YR=2005] W27 S50 FGR=[YR=2005] S20 E22
N16 FOP=[YR=2005] E6 N4 W6 S4\$ N8 W9 S4 W13\$ E13 N4 E9 S4 E6
S6 E11 N44 W12 N12\$ S12 E12 N12\$.

LAND DESCRIPTION

TOTAL OB/XF6,592

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR1000003PUD0.000.001.00LT1.001.001.0065,000.0065,000.0065,000

REVIEW DATE01/06/2023BYNWA
Total Acres: 0.00
Total Land Value: 65,000
Market: 0
Agricultural: 0
Common: 65,000
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