

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																																																																																																																																																																																																																																																																																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																																																																																																																																																																																																																																																																				
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																					
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EXTRA FEATURES										96362 PIEDONT DR, FERNANDINA BEACH																																																																																																																																																																																																																																																																																																																															
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	0430	CL FNC 6B	0	0	0	0	736.00	LF	9.70	9.70	100	1989	1989	3	26	1,856																																																																																																																																																																																																																																																																																																																									
2	0680	POLE SHED	0	0	18	13	234.00	SF	10.00	10.00	100	2009	2009	3	56	1,310																																																																																																																																																																																																																																																																																																																									
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2009	2009	3	100	400																																																																																																																																																																																																																																																																																																																									
4	0810	CONCRETE A	0	0	38	10	380.00	SF	6.50	6.50	100	2009	2009	3	90	2,223																																																																																																																																																																																																																																																																																																																									
5	0810	CONCRETE A	0	0	32	15	480.00	SF	6.50	6.50	100	2009	2009	3	90	2,808																																																																																																																																																																																																																																																																																																																									
6	0810	CONCRETE A	0	0	15	14	210.00	SF	6.50	6.50	100	2009	2009	3	90	1,229																																																																																																																																																																																																																																																																																																																									
7	0811	CONCRETE B	0	0	26	20	520.00	SF	5.20	5.20	100	2009	2009	3	90	2,434																																																																																																																																																																																																																																																																																																																									
8	0810	CONCRETE A	0	0	19	11	209.00	SF	6.50	6.50	100	2009	2009	3	90	1,223																																																																																																																																																																																																																																																																																																																									
9	0810	CONCRETE A	0	0	17	10	170.00	SF	6.50	6.50	100	2009	2009	3	90	995																																																																																																																																																																																																																																																																																																																									
10	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	2009	2009	3	40	864																																																																																																																																																																																																																																																																																																																									
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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	DENSITY	DECL	FRZ	YR	CONSRV																																																																																																																																																																																																																																																																																																																	
1	009100	C	UTILITY	0		OR	0.00	0.00	3.13	AC		1.00	1.00	0.75	40,000.00	30,000.00	93,900																																																																																																																																																																																																																																																																																																																								
REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.13 Total Land Value: 93,900 Market: 0 Agricultural: 0 Common: 93,900 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																																																																																																									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98 05673	NEW CONSTR	676,000	01/01/1999
95 02127	NEW CONSTR	15,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD U	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD U	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES	

BUILDING DIMENSIONS	



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY														
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 34,993 TOTAL LAND VALUE - MARKET 93,900 TOTAL MARKET VALUE 128,893 SOH/AGL Deduction 0 ASSESSED VALUE 128,893 TOTAL EXEMPTION VALUE 04 128,893 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 128,893 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 129,992														
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1028/0835 1/02/2002 WD U I 12 1,758,800 GRANTOR: UNITED WATER FLORIDA GRANTEE: JEA 1026/0541 12/21/2001 WD U I 02 1,758,800 GRANTOR: UNITED WATER FLORIDA GRANTEE: UNITED WATER FLORIDA														
																				BUILDING NOTES BUILDING DIMENSIONS														
DOR CODE 9100 UTILITIES MAP NUM MKT AREA 04 NEIGHBORHOOD/LOC 4002.00 AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE										BLD DATE 02/01/2018 LGL DATE XF DATE KK LAND DATE INC DATE AG DATE										TOTALS EXTRA FEATURES 96362 PIEDONT DR, FERNANDINA BEACH														
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																		
11	0940	SHEDS/PORT	0 0	6	5	30.00	SF	30.00	30.00	100	2009	2009	3	40	360																			
12	0940	SHEDS/PORT	0 0	6	5	30.00	SF	30.00	30.00	100	2009	2009	3	40	360																			
13	0940	SHEDS/PORT	0 0	14	6	84.00	SF	30.00	30.00	100	2011	2011	3	50	1,260																			
14	0940	SHEDS/PORT	0 0	14	10	140.00	SF	30.00	30.00	100	2010	2010	3	45	1,890																			
15	0812	CONCRETE C	0 0	0	0	1,640.00	SF	4.00	4.00	100	2009	2009	3	90	5,904																			
16	0811	CONCRETE B	0 0	184	4	736.00	SF	5.20	5.20	100	2018	2018	3	97	3,712																			
17	0810	CONCRETE A	0 0	12	10	120.00	SF	6.50	6.50	100	2018	2018	3	97	757																			
18	0978	SECURTY LT	0 0	0	0	6.00	UT	450.00	450.00	100	2018	2018	3	94	2,538																			
19	0092	AUTO GATE	0 0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	82	2,870																			
LAND DESCRIPTION										TOTAL OB/XF 19,651																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.13 Total Land Value: 93,900 Market: 0 Agricultural: 0 Common: 93,900 PRINTED 08/06/2024 BY SYS																																		