LOT 1
IN OR 1363/395
LOFTON POINTE PB 6/325

OPHEIM AARON K & CHRYSTAL
96319 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0001-0000

BUILDING CHARACTERISTICS

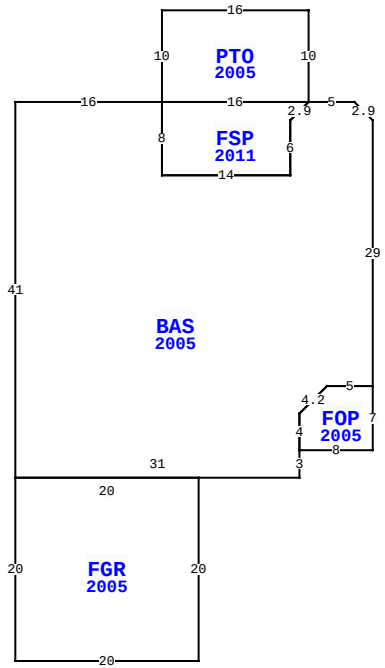
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2005	1,408	166,957
FGR	400	55	2005	220	26,087
FOP	52	30	2005	16	1,897
FSP	114	40	2011	46	5,455
PTO	160	5	2005	8	948
TOTALS	2,134			1,698	201,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	130.5250	130.52	221,623	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2006 Heated Area: 1408 HX Base Yr 2006



96319 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,344
TOTAL MARKET OB/XF VALUE		5,221
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		271,565
SOH/AGL Deduction		128,177
ASSESSED VALUE		143,388
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,666
TOTAL JUST VALUE		271,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09455	MECH OTHER	0	03/01/2005
P0508954	OTHER	0	02/01/2005
E0414036	ELEC OTHER	2,000	12/01/2004
R046951	REPAIR/RRF	3,500	12/01/2004
B0414119	FOUNDATION	3,500	12/01/2004
B0414176	NEW CONSTR	108,856	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0395	10/31/2005	WD	Q	I		200,100
GRANTOR: COPPENBARGER HOMES						
GRANTEE: OPHEIM AARON K & CH						
1185/1766	11/03/2003	WD	U	V	19	1,423,500
GRANTOR: LOFTON POINTE DEVELOP						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W5 PTO=[YR=2005] N10 W16 S10 E16$
FSP=[YR=2011] W16 S8 E14 N6 R2 U2 $ L2 D2 S6 W14 N8 W16
S41 FGR=[YR=2005] S20 E20 N20 W20$ E31 N3 FOP=[YR=2005] E8 N7
W5 D3 L3 S4$ N4 R3 U3 E5 N29 $.

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	0810	CONCRETE A	0	100	0	0	477.00	SF	6.50	6.50	100	2005	2005	3	84	2,604	
2	0855	CONC PAVER	0	100	0	0	99.00	SF	10.00	10.00	100	2006	2006	3	86	851	
3	0830	FLAGSTONE	0	100	10	16	160.00	SF	12.00	12.00	100	2012	2012	3	92	1,766	

LAND DESCRIPTION

TOTAL OB/XF 5,221

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS