LOT 3
LOFTON POINTE PB 6/325

SFR JV-3 PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

01-2N-27-1270-0003-0000

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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

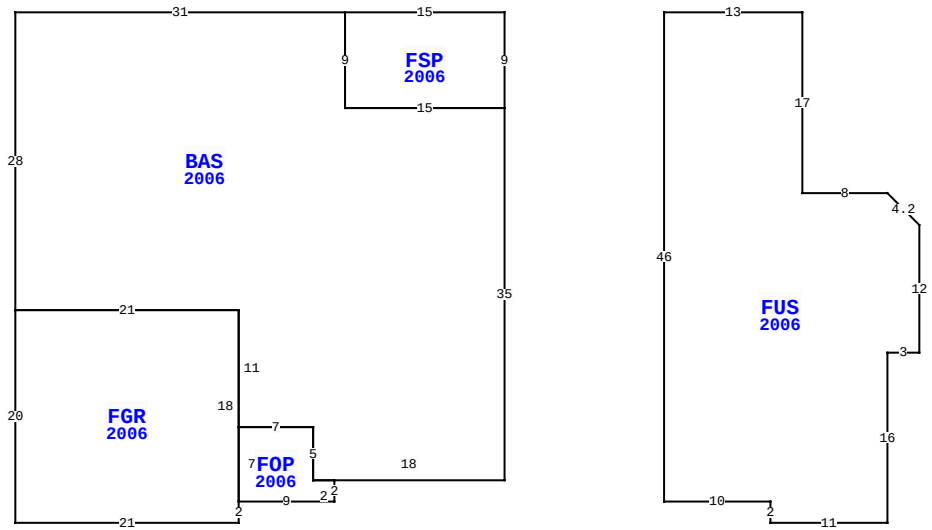
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100	2006	1,518	169,315
FGR	420	55	2006	231	25,765
FOP	53	30	2006	16	1,785
FSP	135	40	2006	54	6,023
FUS	893	100	2006	893	99,603
TOTALS	3,019			2,712	302,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,712	122.1024	122.10	331,135	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 0% - 0 Heated Area: 2411 HX Base Yr



96313 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	302,492
TOTAL MARKET OB/XF VALUE	2,724
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	370,216
SOH/AGL Deduction	29,195
ASSESSED VALUE	341,021
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,021
TOTAL JUST VALUE	370,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16843	NEW CONSTR	209,000	08/04/2006
E17201	ELEC OTHER	2,000	04/01/2006
C16843	CO ISSUED	209,000	03/01/2006
M11285	MECH OTHER	0	03/01/2006
R08738	REPAIR/RRF	3,500	12/01/2005
B16709	FOUNDATION	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1429	5/19/2025	WD	Q	I	01	326,000
GRANTOR: ROCHA THEODORE & SAND						
GRANTEE: SFR JV-3 PROPERTY L						
1440/0183	8/28/2006	WD	Q	I		292,300
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ROCHA THEODORE & SA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2006] W15 BAS=[YR=2006] W31 S28 FGR=[YR=2006] S20 E21 N2 FOP=[YR=2006] E9 N2 W2 N5 W7 S7$ N18 W21$ E21 S11 E7 S5 E18 N35 W15 N9$ S9 E15 N9$ PTR=E15 FUS=[YR=2006] E13 S17 E8 R3 D3 S12 W3 S16 W11 N2 W10 N46$ W15$.

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	0	0	0	508.00	SF	5.20	5.20	100	2006	2006	3	86	2,272	
2	0855	CONC PAVER	0	0	13	4	52.00	SF	10.00	10.00	100	2007	2007	3	87	452	

LAND DESCRIPTION

TOTAL OB/XF 2,724

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	0	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS