LOT 4
IN OR 1977/1807
LOFTON POINTE PB 6/325

AMORELLI JAMES PHILIP JR
96307 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**01-2N-27-1270-0004-0000**

## BUILDING CHARACTERISTICS

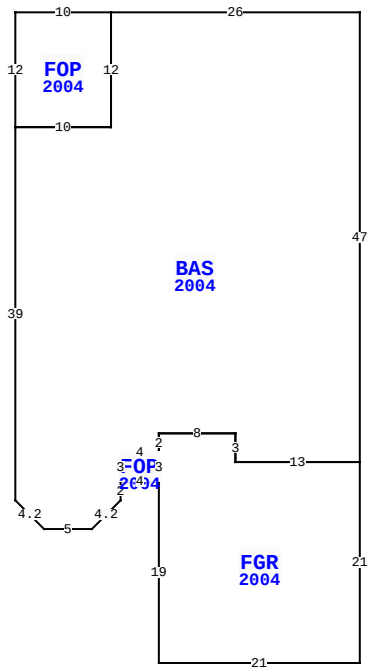
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 1,612 | 100 | 2004 | 1,612 | 179,381 |
| FGR | 465 | 55 | 2004 | 256 | 28,487 |
| FOP | 12 | 30 | 2004 | 4 | 445 |
| FOP | 120 | 30 | 2004 | 36 | 4,006 |
| TOTALS | 2,209 | | | 1,908 | 212,320 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,908 | 123.4065 | 123.41 | 235,466 | 2004 | 2004 | 0 | 0 | 0 | 9.83 | 90.17 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1612 HX Base Yr 2016




96307 PIEDMONT DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 212,320 |
| TOTAL MARKET OB/XF VALUE | | 7,043 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 284,363 |
| SOH/AGL Deduction | | 118,445 |
| ASSESSED VALUE | | 165,918 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 115,196 |
| TOTAL JUST VALUE | | 284,363 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,955 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B13026 | NEW CONSTR | 0 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1977/1807 | 5/04/2015 | WD | Q | I | 02 | 173,000 |
| GRANTOR: DOVER STEPHEN & JENNI | | | | | | |
| GRANTEE: AMORELLI JAMES PHIL | | | | | | |
| 1307/1667 | 4/07/2005 | WD | Q | I | | 170,000 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: DOVER STEPHEN & JEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W26 S12 W10 S39 D3R3 E5 U3R3 N2 N3 E4 N2 E8 S3 E13 N47 $
FGR=[YR=2004;ORIG=-21,49] S19 E21 N21 W13 N3 W8 S2 S3 $
FOP=[YR=2004;ORIG=-26,0] W10 S12 E10 N12 $
FOP=[YR=2004;ORIG=-25,49] E4 N3 W4 S3 $
.

## 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 | 686.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 3,701 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 11.00 | LF | 32.00 | 32.00 | 100 | 2006 | 2006 | 3 | 66 | 232 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 338.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 92 | 3,110 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,043

| 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