LOT 7
LOFTON POINTE PB 6/325

DELLACROCE THOMAS
96275 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0007-0000

BUILDING CHARACTERISTICS

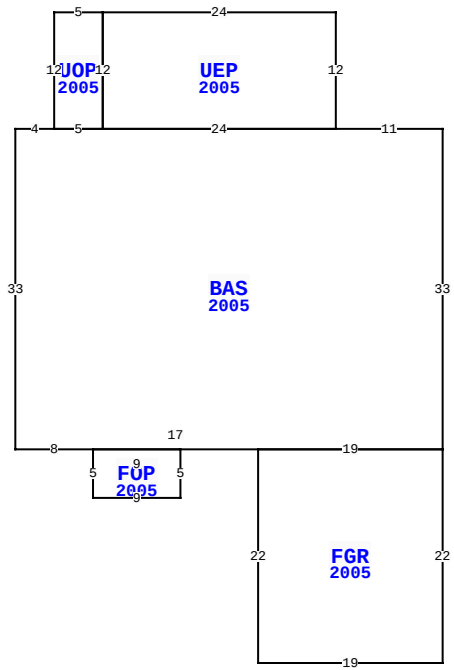
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,452	100	2005	1,452	168,556
FGR	418	55	2005	230	26,700
FOP	45	30	2005	14	1,625
UEP	288	60	2005	173	20,082
UOP	60	20	2005	12	1,393
TOTALS	2,263			1,881	218,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	128.0272	128.03	240,824	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 0% - 2024 Heated Area: 1452 HX Base Yr



96275 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	218,355
TOTAL MARKET OB/XF VALUE	2,870
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	286,225
SOH/AGL Deduction	0
ASSESSED VALUE	286,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,225
TOTAL JUST VALUE	286,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0616916	ADDITION	19,238	09/01/2005
B0413087	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/1500	2/27/2023	WD	Q	I	01	330,000
GRANTOR: CARVER JANE H						
GRANTEE: DELLACROCE THOMAS						
2149/0666	9/29/2017	WD	Q	I	01	195,000
GRANTOR: BENESCH DUDLEY H TRUS						
GRANTEE: CARVER JANE H & FRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W11 W24 W5 W4 S33 E8 E17 E19 N33 $
FGR=[YR=2005;ORIG=-19,33] S22 E19 N22 W19 $
UEP=[YR=2005;ORIG=-11,0] N12 W24 S12 E24 $
UOP=[YR=2005;ORIG=-35,-12] W5 S12 E5 N12 $
FOP=[YR=2005;ORIG=-36,33] S5 E9 N5 W9 $
.

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	528.00	SF	5.20	5.20	100	2005	2005	3	84	2,306	
2	0855	CONC PAVER	0	0	32	3	96.00	SF	7.00	7.00	100	2005	2005	3	84	564	

LAND DESCRIPTION

TOTAL OB/XF 2,870

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 04/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS