LOT 11
LOFTON POINTE PB 6/325

STEFANKO PAUL
96167 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0011-0000

BUILDING CHARACTERISTICS

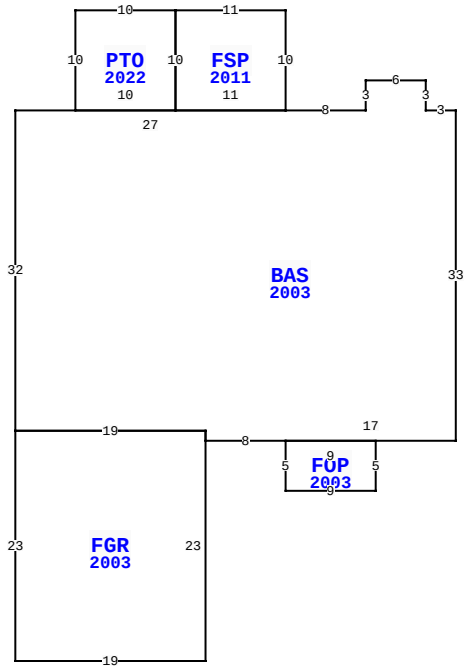
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,451	100	2003	1,451	172,274
FGR	437	55	2003	240	28,495
FOP	45	30	2003	14	1,662
FSP	110	40	2011	44	5,224
PTO	100	5	2022	5	594
TOTALS	2,143			1,754	208,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	132.1350	132.14	231,774	2003	2003	0	0	0	10.15	89.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1451 HX Base Yr 2022



96167 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,249
TOTAL MARKET OB/XF VALUE		6,287
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		279,536
SOH/AGL Deduction		72,307
ASSESSED VALUE		207,229
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		151,507
TOTAL JUST VALUE		279,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310821	NEW CONSTR	148,350	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/0520	7/09/2020	QC	U	I	11	100
GRANTOR: STEFANKO KRYSTYNA						
GRANTEE: STEFANKO PAUL						
2154/0572	10/27/2017	WD	Q	I	01	170,000
GRANTOR: FEDDOR STEPHEN J						
GRANTEE: STEFANKO PAUL & KRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W3 N3 W6 S3 W8 FSP=[YR=2011] N10 W11
PTO=[YR=2022] W10 S10 E10 N10$ S10 E11$ W27 S32 FGR=[YR=2003]
S23 E19 N23 W19$ E19 S1 E8 FOP=[YR=2003] S5 E9 N5 W9$E17 N33$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0855	CONC PAVER	0	100	3	33	99.00	SF	10.00	10.00	100	2003	2003	3	82	812	
3	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	100	2003	2003	3	82	2,465	

LAND DESCRIPTION

TOTAL OB/XF 6,287

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