LOT 12
IN OR 1560/1468
LOFTON POINTE PB 6/325

STOWE STEPHEN & GILLIAN
96155 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

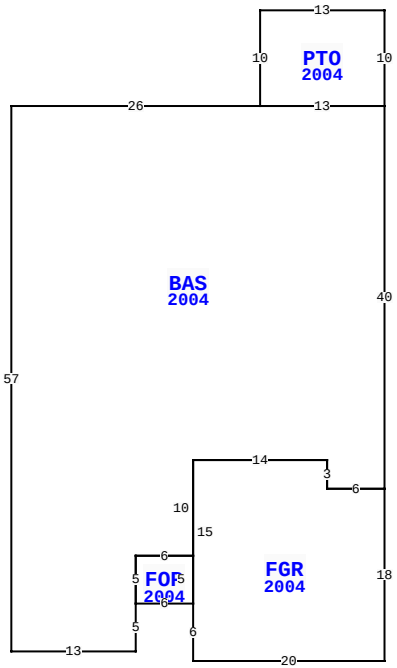
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,781	100	2004	1,781	202,414
FGR	402	55	2004	221	25,117
FOP	30	30	2004	9	1,023
PTO	130	5	2004	6	682
TOTALS	2,343			2,017	229,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	125.9986	126.00	254,142	2004	2004	0	0	0	9.80	90.20

1 SINGLE FAM – 100% - 2022 Heated Area: 1781 HX Base Yr 2022



96155 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		229,236
TOTAL MARKET OB/XF VALUE		6,183
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		300,419
SOH/AGL Deduction		36,220
ASSESSED VALUE		264,199
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,477
TOTAL JUST VALUE		300,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412871	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2405/0495	10/30/2020	WD	Q	I	01	261,000
GRANTOR: BURNAT JAROSLAW & KAT						
GRANTEE: STOWE STEPHEN & GIL						
1560/1468	4/14/2008	WD	Q	I		180,000
GRANTOR: MCKEOWN MICHAL						
GRANTEE: BURNAT JAROSLAW & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W13 S10 BAS=[YR=2004] W26 S57 E13 N5
FOP=[YR=2004] E6 FGR=[YR=2004] S6 E20 N18 W6 N3 W14 S15$ N5 W6 S5$ N5 E6 N10 E14 S3 E6 N40 W13$ E13 N10$.

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	585.00	SF	6.50	6.50	100	2004	2004	3	83	3,156	
2	0471	VINYL FNC	0	100	0	0	106.00	LF	32.00	32.00	100	2008	2008	3	72	2,442	
3	1076	TRELLIS A	0	100	13	10	130.00	SF	7.50	7.50	100	2011	2011	3	60	585	

LAND DESCRIPTION

TOTAL OB/XF 6,183

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