



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 70			
Exterior Wall	16	WD FR STUC 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	1,908	100	2005	1,908	227,476
FGR	420	55	2005	231	27,540
FOP	35	30	2005	10	1,192
FSP	133	40	2005	53	6,319
FUS	281	100	2005	281	33,502
PTO	190	5	2005	10	1,192
TOTALS	2,967			2,493	297,221

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	2,493	131.4864	131.49	327,805	2005	2005	0	0	9.33
1 SINGLE FAM - 0% - 0					Heated Area: 2189			HX Base Yr		
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						297,221
TOTAL MARKET OB/XF VALUE						3,425
TOTAL LAND VALUE - MARKET						65,000
TOTAL MARKET VALUE						365,646
SOH/AGL Deduction						0
ASSESSED VALUE						365,646
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						365,646
TOTAL JUST VALUE						365,646
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						356,084

EXTRA FEATURES							96097 PIEDMONT DR, FERNANDINA BEACH				INC DATE				AG DATE		
L N	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	0	0	0	528.00	SF	6.50	6.50	100	2005	2005	3	84	2,883	
2	0855	CONC PAVER	0	0	21	3	63.00	SF	10.00	10.00	100	2006	2006	3	86	542	