

LOT 18
IN OR 1353/860
LOFTON POINTE PB 6/325

TRAN HIEP & HANG T
96085 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0018-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	05	AVERAGE 70	0100	01	1,802	126.3850	126.38	227,737	2005	2005	0	0	0	9.33	90.67	VALUATION SUMMARY																									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2010													Heated Area: 1571													HX Base Yr 2010												
Roof Structure	08	IRREGULAR 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													206,489												
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE													5,491												
Interior Floor	08	SHT VINYL 30														TOTAL LAND VALUE - MARKET													65,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													276,980												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													132,916												
Bedrooms	04	3 100														ASSESSED VALUE													144,064												
Bathrooms	04	2 100														TOTAL EXEMPTION VALUE													HX HB 50,722												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													93,342												
Stories	1.	1. 100	TOTAL JUST VALUE													276,980																									
Units	0	0 100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE 268,234																									
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	1,571	100	2005	1,571	180,019																																				
FGR	399	55	2005	219	25,095																																				
FOP	20	30	2005	6	687																																				
PTO	120	5	2005	6	687																																				
TOTALS			2,110	1,802													206,489																								
EXTRA FEATURES						96085 PIEDMONT DR, FERNANDINA BEACH																																			
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	100	2005	2005	3	88	3,080																										
2	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	100	2005	2005	3	84	2,411																										
TOTAL OB/XF 5,491																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS																																									