LOT 20
IN OR 1326/1192
LOFTON POINTE PB 6/325

REYNOLDS BEVERLY A
96063 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0020-0000

BUILDING CHARACTERISTICS

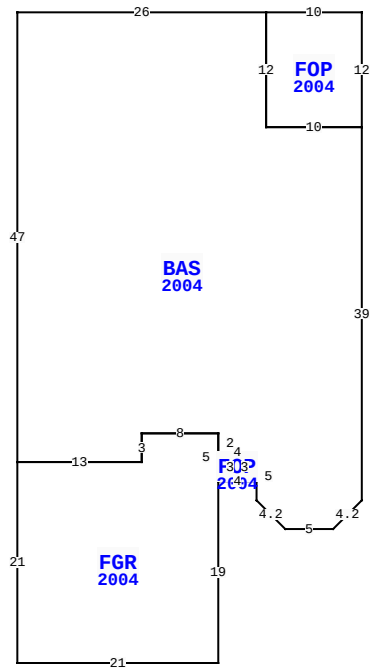
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,612	100	2004	1,612	175,123
FGR	465	55	2004	256	27,811
FOP	12	30	2004	4	435
FOP	120	30	2004	36	3,911
TOTALS	2,209			1,908	207,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,908	120.4763	120.48	229,876	2004	2004	0	0	0	9.83	90.17

1 SINGLE FAM – 100% - 2006 Heated Area: 1612 HX Base Yr 2006



96063 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		207,279
TOTAL MARKET OB/XF VALUE		4,193
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		276,472
SOH/AGL Deduction		132,738
ASSESSED VALUE		143,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,012
TOTAL JUST VALUE		276,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412968	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1326/1192	6/17/2005	WD	Q	I		175,900
GRANTOR: TOUSA HOMES INC						
GRANTEE: REYNOLDS BEVERLY A						
1188/0463	11/13/2003	WD	U	V	19	162,000
GRANTOR: JAX ONE LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W10 BAS=[YR=2004] W26 S47 FGR=[YR=2004] S21 E21 N19 FOP=[YR=2004] E4 N3 W4 S3 $ N5 W8 S3 W13 $ E13 N3 E8 S2 E4 S5 R3 D3 E5 U3 R3 N39W10 N12 $ S12 E10 N12 $.

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	100	0	0	639.00	SF	5.20	5.20	100	2004	2004	3	83	2,758	
2	1242	WD DECK A	0	100	0	0	215.00	SF	10.00	10.00	100	2012	2012	3	50	1,075	
3	1242	WD DECK A	0	100	12	12	144.00	SF	5.00	5.00	100	2012	2012	3	50	360	

LAND DESCRIPTION

TOTAL OB/XF 4,193

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