LOT 22
LOFTON POINTE PB 6/325

SPENCER SAFIYA
96041 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0022-0000

BUILDING CHARACTERISTICS

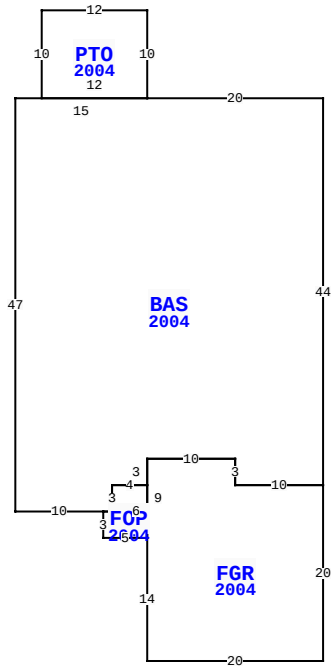
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,543	100	2004	1,543	175,421
FGR	430	55	2004	236	26,830
FOP	27	30	2004	8	909
PTO	120	5	2004	6	682
TOTALS	2,120			1,793	203,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,793	126.0400	126.04	225,990	2004	2004	0	0	0	9.80	90.20

1 SINGLE FAM – 0% - 2023 Heated Area: 1543 HX Base Yr



96041 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,843
TOTAL MARKET OB/XF VALUE	3,296
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	272,139
SOH/AGL Deduction	0
ASSESSED VALUE	272,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,139
TOTAL JUST VALUE	272,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,063

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413118	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/0894	8/19/2022	WD	Q	I	01	330,000
GRANTOR: SCHULTZ WILLIAM F & L						
GRANTEE: SPENCER SAFIYA						
1283/0063	12/22/2004	WD	Q	I		165,300
GRANTOR: TOUSA HOMES INC						
GRANTEE: SCHULTZ WM F & LUCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 PTO=[YR=2004] N10 W12 S10 E12 $ W15 S47 E10 FOP=[YR=2004] S3 E5 FGR=[YR=2004] S14 E20 N20 W10 N3 W10 S9$ N6 W4 S3 W1$ E1 N3 E4 N3 E10 S3 E10 N44$.

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	0	0	0	611.00	SF	6.50	6.50	100	2004	2004	3	83	3,296	

LAND DESCRIPTION

TOTAL OB/XF 3,296

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	0	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