LOT 23
LOFTON POINTE PB 6/325

BENDER KIMBERLY & KENNETH
96029 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

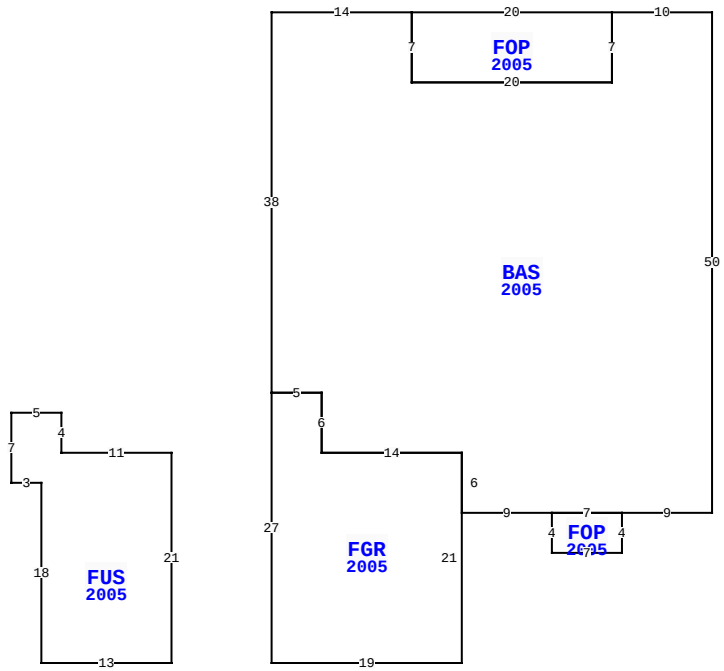
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,916	100	2005	1,916	210,970
FGR	429	55	2005	236	25,986
FOP	28	30	2005	8	881
FOP	140	30	2005	42	4,624
FUS	302	100	2005	302	33,253
TOTALS	2,815			2,504	275,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,504	121.4400	121.44	304,086	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2025 Heated Area: 2218 HX Base Yr 2025



96029 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		275,715
TOTAL MARKET OB/XF VALUE		5,701
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		346,416
SOH/AGL Deduction		0
ASSESSED VALUE		346,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,694
TOTAL JUST VALUE		346,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006249	REPAIR/RRF	11,800	08/04/2020
B13083	NEW CONSTR	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1288	3/07/2024	WD	Q	I	01	397,500
GRANTOR: NICHOLSON HOLLY L & D						
GRANTEE: BENDER KIMBERLY & K						
2308/0383	9/27/2019	WD	Q	I	01	252,000
GRANTOR: GRAVES ALLYN W & JOHN						
GRANTEE: NICHOLSON HOLLY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W10 S7 W20 N7 W14 S38 E5 S6 E14 S6 E9 E7 E9 N50 $
FGR=[YR=2005;ORIG=-44,38] S27 E19 N21 W14 N6 W5 $
FUS=[YR=2005;ORIG=-67,47] W3 N7 E5 S4 E11 S21 W13 N18 $
FOP=[YR=2005;ORIG=-10,0] W20 S7 E20 N7 $
FOP=[YR=2005;ORIG=-16,50] S4 E7 N4 W7 $
PTR=[ORIG=0,0] E15 W15 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2005	2005	3	84	2,621	

LAND DESCRIPTION

TOTAL OB/XF 5,701

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/13/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS