LOT 56
LOFTON POINTE PB 6/325

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2025

01-2N-27-1270-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

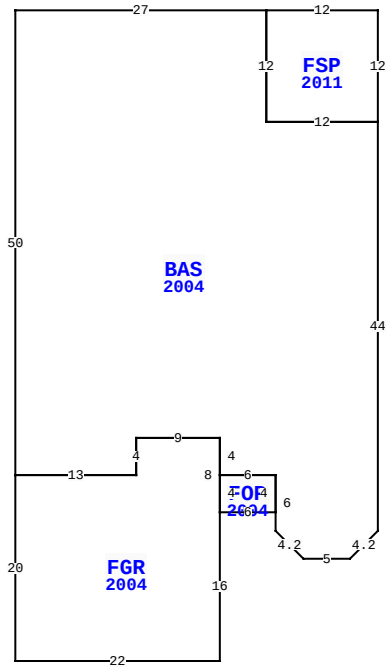
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,860	100	2004	1,860	206,119
FGR	476	55	2004	262	29,034
FOP	24	30	2004	7	775
FSP	144	40	2011	58	6,427
TOTALS	2,504			2,187	242,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	119.3493	119.35	261,018	2004	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1860 HX Base Yr



96040 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	242,355
TOTAL MARKET OB/XF VALUE	3,625
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	310,980
SOH/AGL Deduction	0
ASSESSED VALUE	310,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,980
TOTAL JUST VALUE	310,980
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003207	REPAIR/RRF	9,171	02/28/2022
B0312023	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0910	7/07/2022	SW	U	I	30	511,200
GRANTOR: VM PRONTO LLC						
GRANTEE: BTR SCATTERED SITE						
2532/0401	1/21/2022	WD	Q	I	01	323,000
GRANTOR: LUNA THOMAS D						
GRANTEE: VM PRONTO LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W12 BAS=[YR=2004] W27 S50 FGR=[YR=2004] S20 E22 N16 FOP=[YR=2004] E6 N4 W6 S4 $ N8 W9 S4 W13$ E13 N4 E9 S4 E6 S6 D3 R3 E5 U3 R3 N44 W12 N12 $ S12 E12 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	0810	CONCRETE A	0	0	0	0	672.00	SF	6.50	6.50	100	2004	2004	3	83	3,625	

LAND DESCRIPTION

TOTAL OB/XF 3,625

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	000134	C	RES POND	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