



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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
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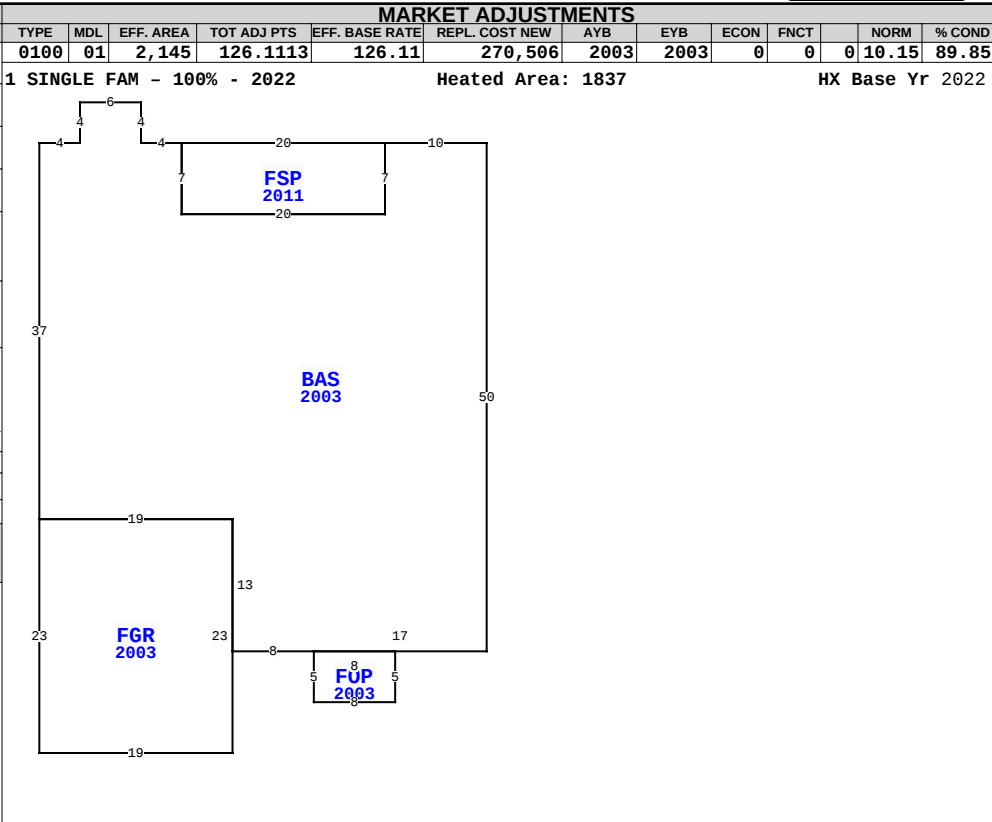
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,837	100	2003	1,837	208,150
FGR	437	55	2003	240	27,194
FOP	40	30	2003	12	1,359
FSP	140	40	2011	56	6,345
TOTALS	2,454			2,145	243,050

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2003	2003	3	82	2,524	
3	0855	CONC PAVER	0	100	0	0	508.00	SF	10.00	10.00	100	2018	2018	3	97	4,928	
4	0471	VINYL FNC	0	100	0	0	136.00	LF	32.00	32.00	100	2005	2005	3	64	2,785	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



96098 PIEDMONT DR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF																	13,247
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				243,050	
TOTAL MARKET OB/XF VALUE				13,247	
TOTAL LAND VALUE - MARKET				65,000	
TOTAL MARKET VALUE				321,297	
SOH/AGL Deduction				42,109	
ASSESSED VALUE				279,188	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				228,466	
TOTAL JUST VALUE				321,297	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				310,592	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310822	NEW CONSTR	166,509	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2479/1772	7/06/2021	WD	Q	I	02	305,000	
GRANTOR: NASRALLAH JAYNE C & V							
GRANTEE: TITUS STEPHEN N & C							
1953/0459	12/17/2014	WD	Q	I	01	194,500	
GRANTOR: LAUREN LINDSAY							
GRANTEE: NASRALLAH JAYNE C &							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2003] W10 FSP=[YR=2011] W20 S7 E20 N7\$ S7 W20 N7 W4 N4 W6 S4 W4 S37 FGR=[YR=2003] S23 E19 N23 W19\$ E19 S13 E8 FOP=[YR=2003] S5 E8 N5 W8 \$ E17 N50\$.																