LOT 62
LOFTON POINTE PB 6/325

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

**2025**

**01-2N-27-1270-0062-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

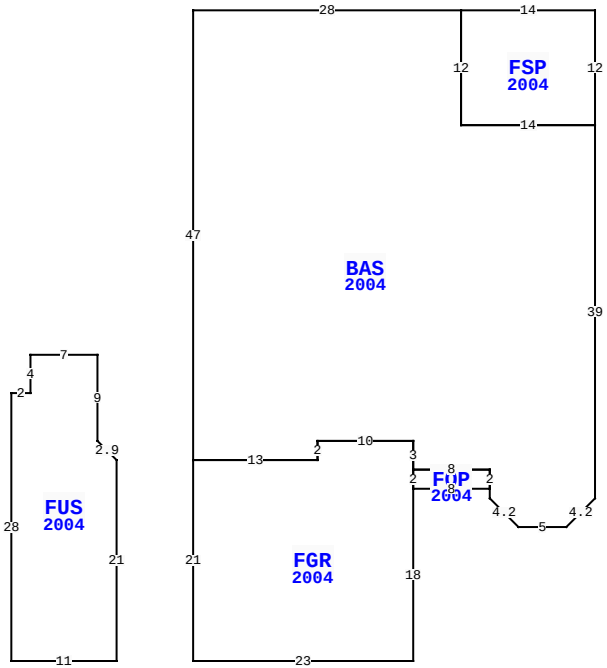
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1,862 | 100 | 2004 | 1,862 | 201,744 |
| FGR | 503 | 55 | 2004 | 277 | 30,012 |
| FOP | 16 | 30 | 2004 | 5 | 542 |
| FSP | 168 | 40 | 2004 | 67 | 7,259 |
| FUS | 324 | 100 | 2004 | 324 | 35,105 |
| TOTALS | 2,873 | | | 2,535 | 274,663 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,535 | 120.1152 | 120.12 | 304,504 | 2004 | 2004 | 0 | 0 | 0 | 9.80 | 90.20 |

1 SINGLE FAM – 0% - 2025 Heated Area: 2186 HX Base Yr




96014 WATERS CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 274,663 |
| TOTAL MARKET OB/XF VALUE | 11,280 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 350,943 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 350,943 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 350,943 |
| TOTAL JUST VALUE | 350,943 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 337,569 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B12920 | NEW CONSTR | 0 | 01/01/2005 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2700/1645 | 3/12/2024 | SW | Q | I | 01 | 360,000 |
| GRANTOR: QMC SFR 1 LLC | | | | | | |
| GRANTEE: YAMASA CO LTD | | | | | | |
| 2567/1145 | 5/27/2022 | WD | Q | I | 01 | 415,000 |
| GRANTOR: RYCKMAN JOHN T & DAWN | | | | | | |
| GRANTEE: QMC SFR 1 LLC | | | | | | |

### 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 | 0 | 0 | 0 | 625.00 | SF | 5.20 | 5.20 | 100 | 2004 | 2004 | 3 | 83 | 2,698 | |
| 2 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 87 | 3,045 | |
| 3 | 0471 | VINYL FNC | 0 | 0 | 0 | 0 | 170.00 | LF | 32.00 | 32.00 | 100 | 2008 | 2008 | 3 | 72 | 3,917 | |
| 4 | 0470 | VNYL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2008 | 2008 | 3 | 72 | 432 | |
| 5 | 0855 | CONC PAVER | 0 | 0 | 15 | 9 | 135.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 88 | 1,188 | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-14,0] W28 S47 E13 N2 E10 S3 E8 S2 S1 D3R3 E5 U3R3 N39 W14 N12 $
FGR=[YR=2004;ORIG=-42,47] S21 E23 N18 N2 N3 W10 S2 W13 $
FUS=[YR=2004;ORIG=-59,36] E7 S9 D2R2 S21 W11 N28 E2 N4 $
FSP=[YR=2004;ORIG=0,0] W14 S12 E14 N12 $
FOP=[YR=2004;ORIG=-19,50] E8 N2 W8 S2 $
PTR=[ORIG=0,0] E15 W15 $
.

### LAND DESCRIPTION

TOTAL OB/XF 11,280

| 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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS