LOT 63
IN OR 2124/625
LOFTON POINTE PB 6/325

NORMAN DONALD J SR & BETTY L/E/
96026 WATERS COURT
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0063-0000

BUILDING CHARACTERISTICS

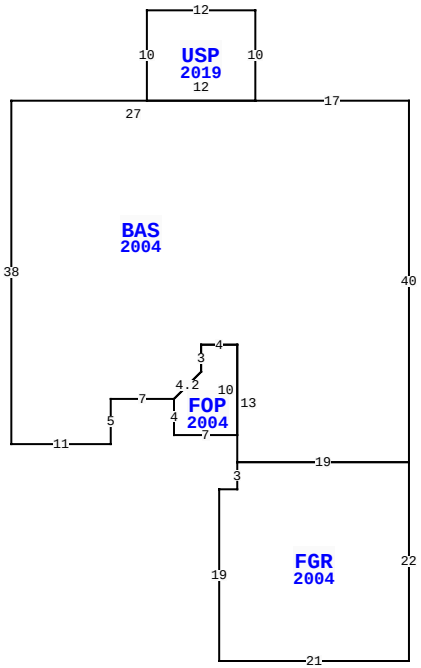
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,612	100	2004	1,612	179,008
FGR	456	55	2004	251	27,873
FOP	57	30	2004	17	1,888
USP	120	30	2019	36	3,997
TOTALS	2,245			1,916	212,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,916	122.8430	122.84	235,361	2004	2004	0	0	0	9.60	90.40

1 SINGLE FAM – 100% - 2018 Heated Area: 1612 HX Base Yr



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

96026 WATERS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,766
TOTAL MARKET OB/XF VALUE		3,166
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		280,932
SOH/AGL Deduction		1,606
ASSESSED VALUE		279,326
TOTAL EXEMPTION VALUE	13	279,326
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		280,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007978	ADDITION	1,000	07/26/2019
B0412418	NEW CONSTR	170,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0625	5/26/2017	QC	U	I	11	100
GRANTOR: NORMAN DONALD J SR &						
GRANTEE: NORMAN DONALD J JR						
2110/0647	3/30/2017	WD	Q	I	01	195,000
GRANTOR: MCCRACKEN R T						
GRANTEE: NORMAN DONALD J SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 USP=[YR=2019] N10 W12 S10 E12 $ W27 S38 E11 N5 E7 FOP=[YR=2004] S4 E7 N10 W4 S3 D3 L3 $ U3 R3 N3 E4 S13 FGR=[YR=2004] S3 W2 S19 E21 N22 W19 $ E19 N40$.

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	0855	CONC PAVER	0	100	8	4	32.00	SF	10.00	10.00	100	2004	2004	3	83	266	
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2004	2004	3	83	2,900	

LAND DESCRIPTION

TOTAL OB/XF 3,166

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	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 12/12/2019 BY NWTW Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS