LOT 65
IN OR 1836/660
LOFTON POINTE PB 6/325

AH4R I FL LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2025

01-2N-27-1270-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

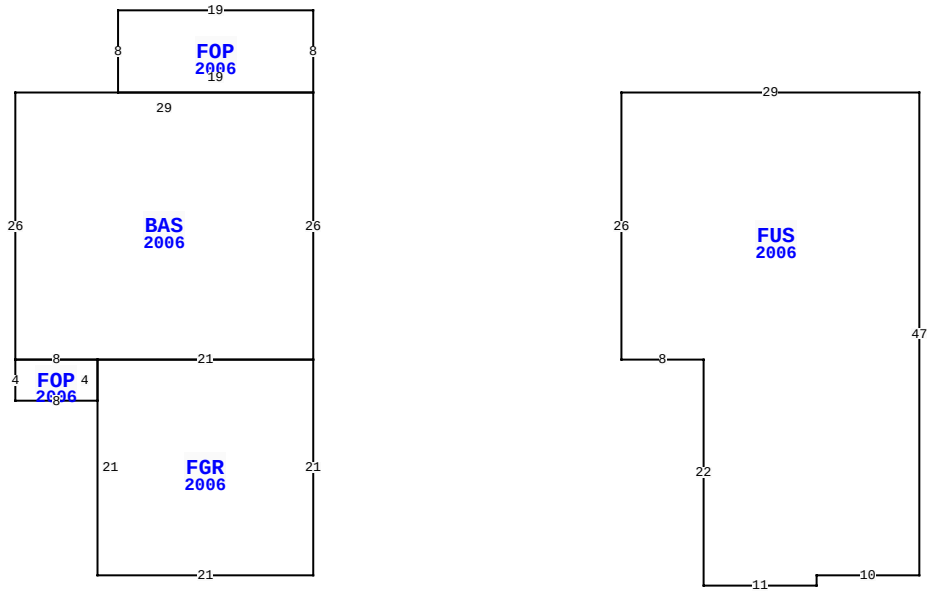
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	754	100	2006	754	89,473
FGR	441	55	2006	243	28,836
FOP	32	30	2006	10	1,186
FOP	152	30	2006	46	5,458
FUS	1,206	100	2006	1,206	143,110
TOTALS	2,585			2,259	268,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,259	129.8304	129.83	293,286	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 0% - 0 Heated Area: 1960 HX Base Yr



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

96050 WATERS CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	268,063
TOTAL MARKET OB/XF VALUE	2,798
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	335,861
SOH/AGL Deduction	26,763
ASSESSED VALUE	309,098
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,098
TOTAL JUST VALUE	335,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17281	ELEC OTHER	2,000	05/01/2006
M11432	MECH OTHER	0	04/01/2006
P10645	OTHER	0	01/01/2006
C16840	CO ISSUED	176,605	12/01/2005
R08735	REPAIR/RRF	3,500	12/01/2005
B16706	FOUNDATION	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/0660	1/22/2013	CT	U	I	18	119,600
GRANTOR: CLERK OF COURT						
GRANTEE: AH4R I FL LLC						
1484/0897	3/12/2007	WD	Q	I		206,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: NOVOTNY LEON						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8 W19 S8 E19$ BAS=[YR=2006] W29 S26
FOP=[YR=2006] S4 E8 N4 W8$ E8 FGR=[YR=2006] S21 E21 N21 W21$
E21 N26$ PTR=E30 FUS=[YR=2006] E29 S47 W10 S1 W11 N22 W8
N26$ W30$.

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	0	27	4	108.00	SF	10.00	10.00	100	2006	2006	3	86	929	
2	0811	CONCRETE B	0	0	0	0	418.00	SF	5.20	5.20	100	2006	2006	3	86	1,869	

LAND DESCRIPTION

TOTAL OB/XF 2,798

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS