LOT 66
LOFTON POINTE PB 6/325

VANCE AMBER N
670 EAST PALO VERDE STREET
CASA GRANDE, AZ 85122

2025

01-2N-27-1270-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

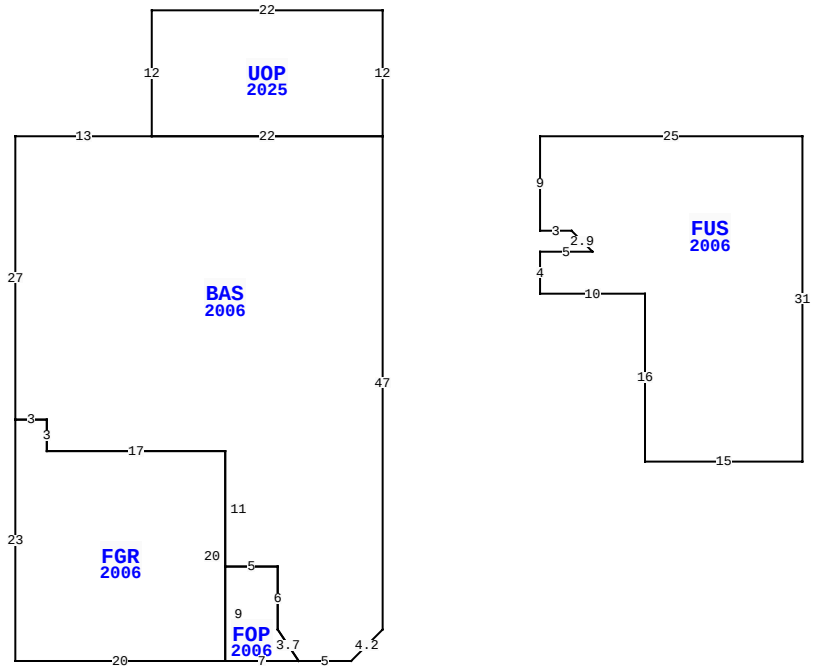
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,289	100	2006	1,289	149,844
FGR	409	55	2006	225	26,156
FOP	48	30	2006	14	1,627
FUS	607	100	2006	607	70,563
UOP	264	20	2025	53	6,161
TOTALS	2,617			2,188	254,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	124.5335	124.53	272,472	2006	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 0% - 0 Heated Area: 1896 HX Base Yr



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

96056 WATERS CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	254,353
TOTAL MARKET OB/XF VALUE	2,370
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	321,723
SOH/AGL Deduction	30,904
ASSESSED VALUE	290,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,819
TOTAL JUST VALUE	321,723
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16380	ELEC OTHER	1,500	12/01/2005
M10797	MECH OTHER	0	12/01/2005
P10201	OTHER	0	10/01/2005
C16032	CO ISSUED	134,076	09/01/2005
P10024	OTHER	0	09/01/2005
R08204	REPAIR/RRF	5,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0045	12/30/2019	WD	Q	I	01	240,000
GRANTOR: BANKS CATHLEEN & AYIS						
GRANTEE: VANCE AMBER N						
2192/1895	4/30/2018	WD	Q	I	01	217,300
GRANTOR: EDGINGTON MELISSA & B						
GRANTEE: BANKS CATHLEEN & AY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 W13 S27 E3 S3 E17 S11 E5 S6 D3R2 E5 U3R3 N47 $
FUS=[YR=2006;ORIG=15,0] E25 S31 W15 N16 W10 N4 E5 U2L2 W3 N9 $
FGR=[YR=2006;ORIG=-35,27] S23 E20 N20 W17 N3 W3 $
FOP=[YR=2006;ORIG=-15,50] E7 U3L2 N6 W5 S9 $
PTR=[ORIG=0,0] E15 W15 $
UOP=[YR=2025;ORIG=-22,0] E22 N12 W22 S12 $
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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	388.00	SF	6.50	6.50	100	2006	2006	3	86	2,169	
2	0810	CONCRETE A	0	0	0	0	36.00	SF	6.50	6.50	100	2006	2006	3	86	201	

LAND DESCRIPTION

TOTAL OB/XF 2,370

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