LOT 74
LOFTON POINTE PB 6/325

HILLIARD FAMILY 2023 TRUST/HILLIARD THOMAS J III T
96234 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0074-0000

BUILDING CHARACTERISTICS

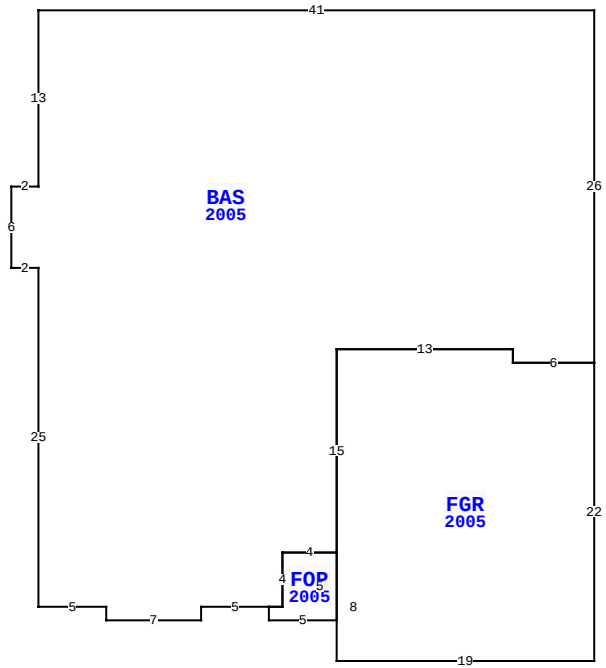
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,452	100	2005	1,452	168,481
FGR	431	55	2005	237	27,500
FOP	21	30	2005	6	696
TOTALS	1,904			1,695	196,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	127.6500	127.65	216,367	2005	2005	0	0	0	9.10	90.90

1 SINGLE FAM – 100% - 2015 Heated Area: 1452 HX Base Yr 2015



96234 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		196,678
TOTAL MARKET OB/XF VALUE		3,205
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		264,883
SOH/AGL Deduction		105,484
ASSESSED VALUE		159,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,677
TOTAL JUST VALUE		264,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16039	ELEC OTHER	1,500	10/01/2005
M10556	MECH OTHER	0	10/01/2005
P10023	OTHER	0	09/01/2005
R08201	REPAIR/RRF	2,000	09/01/2005
B16029	NEW CONSTR	111,024	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/877	5/23/2023	WD	U	I	11	100
GRANTOR: HILLIARD THOMAS						
GRANTEE: HILLIARD FAMILY 202						
1384/1880	1/27/2006	WD	U	I	21	177,300
GRANTOR: TOUSA HOMES INC						
GRANTEE: HILLIARD THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W41S13W2S6E2S25E5S1E7 N1E5FOP=[YR=2005] S1E5N5W4S4W1$E1N4 E4FGR=[YR=2005] S8E19N22W6N1W13S15$ N15E13S1E6N26$.

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	100	0	0	431.00	SF	6.50	6.50	100	2005	2005	3	84	2,353	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2005	2005	3	84	197	
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	2005	2005	3	84	655	

LAND DESCRIPTION

TOTAL OB/XF 3,205

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	000134	C	RES POND	100	0003		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