LOT 76
LOFTON POINTE PB 6/325

ARBO STEPHEN P
96258 PIEDMONT DR
FERNANDINA BEACH, FL 32034

**2025**

**01-2N-27-1270-0076-0000**

## BUILDING CHARACTERISTICS

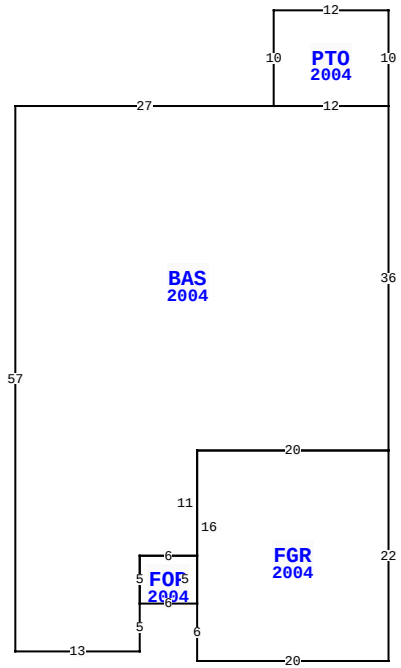
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,743 | 100 | 2004 | 1,743 | 196,795 |
| FGR | 440 | 55 | 2004 | 242 | 27,323 |
| FOP | 30 | 30 | 2004 | 9 | 1,016 |
| PTO | 120 | 5 | 2004 | 6 | 678 |
| TOTALS | 2,333 | | | 2,000 | 225,811 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,000 | 121.6033 | 121.60 | 243,200 | 2004 | 2009 | 0 | 0 | 0 | 7.15 | 92.85 |

1 SINGLE FAM – 100% - 2022 Heated Area: 1743 HX Base Yr 2022




96258 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 | | 225,811 |
| TOTAL MARKET OB/XF VALUE | | 3,194 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 294,005 |
| SOH/AGL Deduction | | 36,785 |
| ASSESSED VALUE | | 257,220 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 206,498 |
| TOTAL JUST VALUE | | 294,005 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0412818 | NEW CONSTR | 0 | 01/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2444/1350 | 3/18/2021 | WD | Q | I | 02 | 262,500 |
| GRANTOR: CASEY MICHAEL W & THE | | | | | | |
| GRANTEE: ARBO STEPHEN P | | | | | | |
| 1500/0515 | 5/21/2007 | QC | Q | I | 01 | 100 |
| GRANTOR: CASEY MICHAEL W & THE | | | | | | |
| GRANTEE: CASEY MICHAEL W & T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2004] W12 S10 BAS=[YR=2004] W27 S57 E13 N5
FOP=[YR=2004] E6 FGR=[YR=2004] S6 E20 N22 W20 S16 $ N5 W6
S5 $ N5 E6 N11 E20 N36 W12 $ E12 N10 $ .

## 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 | 592.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 83 | 3,194 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,194

| 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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS