

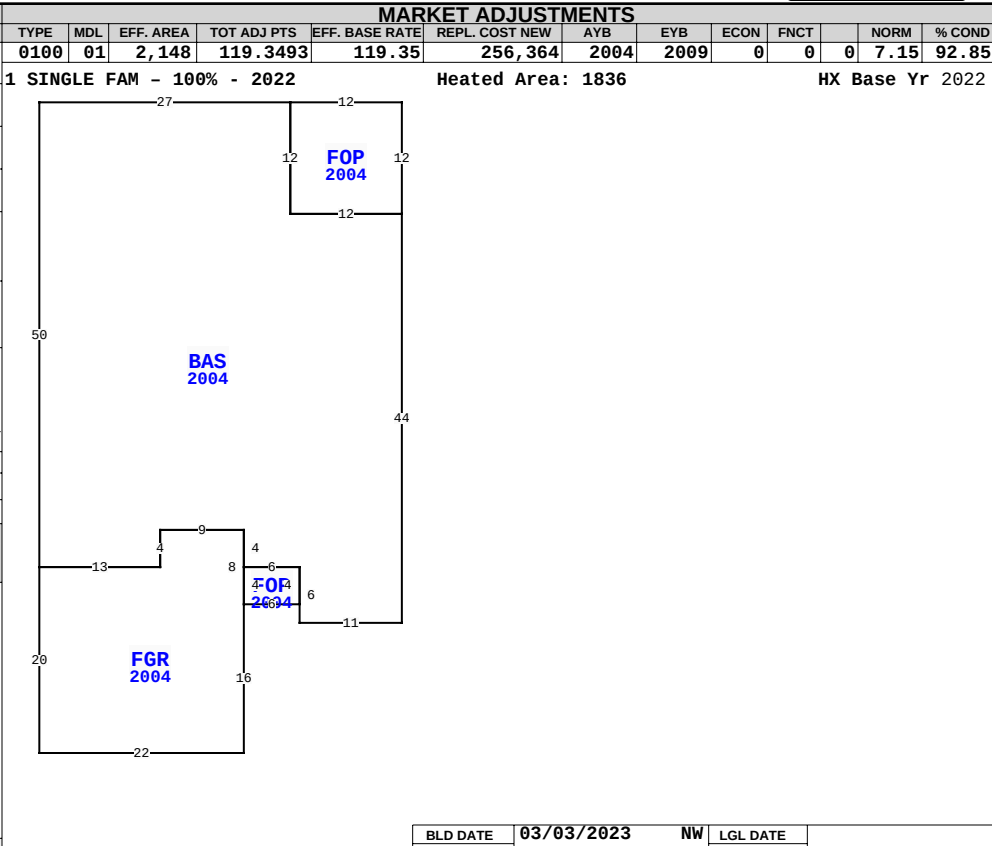


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,836	100	2004	1,836	203,459
FGR	476	55	2004	262	29,034
FOP	24	30	2004	7	775
FOP	144	30	2004	43	4,765
TOTALS	2,480			2,148	238,034

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	



96280 PIEDMONT DR, FERNANDINA BEACH

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

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0 100	0	0	627.00	SF	5.20	5.20	100	2004	2004	3	83	2,706	

LAND DESCRIPTION										TOTAL OB/XF										5,751	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		05/27/2020		BY NWX		Total Acres: 0.00			Total Land Value: 65,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		238,034		
TOTAL MARKET OB/XF VALUE		5,751		
TOTAL LAND VALUE - MARKET		65,000		
TOTAL MARKET VALUE		308,785		
SOH/AGL Deduction		35,524		
ASSESSED VALUE		273,261		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		222,539		
TOTAL JUST VALUE		308,785		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		298,164		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003016	REPAIR/RRF	10,600	04/22/2020
B0412348	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2369/0408	6/16/2020	WD	Q	I	01	229,000	
GRANTOR: SPENCER HARPER & KAYA							
GRANTEE: BAUCKMAN CATHARINE							
2335/1261	1/20/2020	FJ	U	I	11	100	
GRANTOR: WHITTEN PERRIE SALMON							
GRANTEE: SPENCER HARPER & KA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2004] W12 BAS=[YR=2004] W27 S50 FGR=[YR=2004] S20 E22 N16 FOP=[YR=2004] E6 N4 W6 S4 \$ N8 W9 S4 W13\$ E13 N4 E9 S4 E6 S6 E11 N44 W12 N12 \$ S12 E12 N12 \$.									