LOT 79
LOFTON POINTE PB 6/325

WALSH JOHN/CHANEY BRANDIE
96292 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0079-0000

BUILDING CHARACTERISTICS

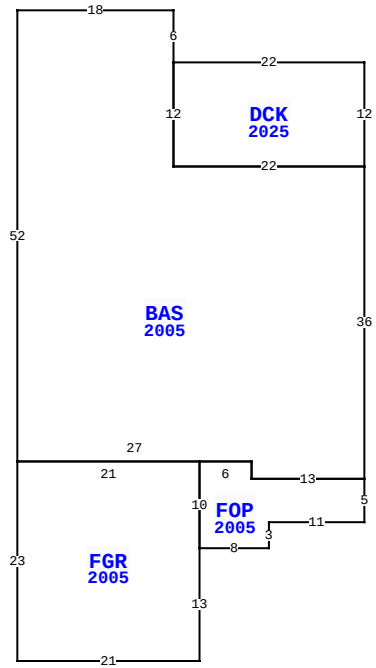
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,710	100	2005	1,710	192,234
DCK	264	10	2025	26	2,923
FGR	483	55	2005	266	29,903
FOP	131	30	2005	39	4,384
TOTALS	2,588			2,041	229,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,041	123.7446	123.74	252,553	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1710 HX Base Yr 2025



96292 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		229,444
TOTAL MARKET OB/XF VALUE		6,208
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		300,652
SOH/AGL Deduction		0
ASSESSED VALUE		300,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,930
TOTAL JUST VALUE		300,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12994	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/1207	4/26/2024	WD	Q	I	02	343,000
GRANTOR: MOORE DIANNE LYNN &						
GRANTEE: WALSH JOHN						
2443/1999	3/17/2021	WD	Q	I	01	274,000
GRANTOR: MCDANIEL JOSHUA & MAL						
GRANTEE: BRAGG LARY STEVEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-22,-4] N6 W18 S52 E27 S2 E13 N36 W22 N12 $
FGR=[YR=2005;ORIG=-40,42] S23 E21 N13 N10 W21 $
FOP=[YR=2005;ORIG=-19,52] E8 N3 E11 N5 W13 N2 W6 S10 $
DCK=[YR=2025;ORIG=-22,-4] E22 S12 W22 N12 $
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	598.00	SF	5.20	5.20	100	2005	2005	3	84	2,612	
3	0855	CONC PAVER	0	100	20	3	60.00	SF	10.00	10.00	100	2006	2006	3	86	516	

LAND DESCRIPTION

TOTAL OB/XF 6,208

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	100	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