LOT 82
LOFTON POINTE PB 6/325

WAGNER JACQUELINE A
96366 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0082-0000

BUILDING CHARACTERISTICS

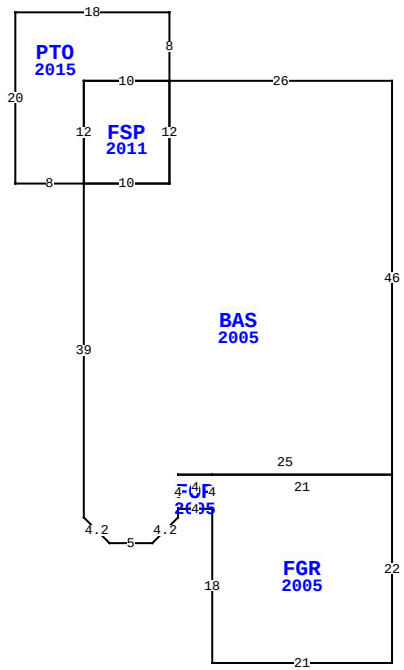
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,615	100	2005	1,615	182,850
FGR	462	55	2005	254	28,758
FOP	16	30	2005	5	566
FSP	120	40	2011	48	5,435
PTO	240	5	2015	12	1,358
TOTALS	2,453			1,934	218,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	124.8716	124.87	241,499	2005	2005	0	0	0	9.33	90.67

1 SINGLE FAM – 100% - 2020 Heated Area: 1615 HX Base Yr 2020



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

96366 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,967
TOTAL MARKET OB/XF VALUE		2,468
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		286,435
SOH/AGL Deduction		92,884
ASSESSED VALUE		193,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,829
TOTAL JUST VALUE		286,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15695	ELEC OTHER	1,950	09/01/2005
M10208	MECH OTHER	0	08/01/2005
R07867	REPAIR/RRF	2,000	07/01/2005
B15552	NEW CONSTR	122,757	07/01/2005
P09728	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/1238	2/07/2019	WD	U	I	11	100
GRANTOR: STROUT RONALD & KAREN						
GRANTEE: WAGNER JACQUELINE A						
2254/0111	2/07/2019	WD	Q	I	01	217,500
GRANTOR: STROUT RONALD M & KAR						
GRANTEE: WAGNER JACQUELINE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W26 PTO=[YR=2015] N8 W18 S20 E8 FSP=[YR=2011] E10 N12 W10 S12 $ N12 E10$ S12 W10 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2005] E4 FGR=[YR=2005] S18 E21 N22 W21 S4$ N4 W4 S4$ N4 E25 N46$.

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	452.00	SF	6.50	6.50	100	2005	2005	3	84	2,468	

LAND DESCRIPTION

TOTAL OB/XF 2,468

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