LOT 83
IN OR 1738/321 & OR 1738/1342
LOFTON POINTE PB 6/325

COON JORDAN T & GINA E
2221 LOCKS LANDING CRES
CHESAPEAKE, VA 23323

2025

01-2N-27-1270-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

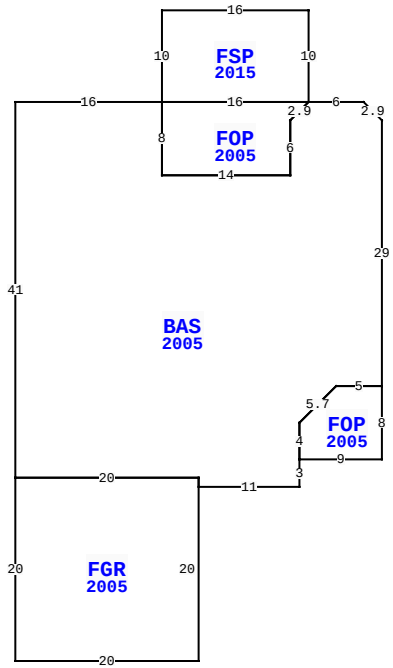
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	2005	1,453	168,504
FGR	400	55	2005	220	25,513
FOP	64	30	2005	19	2,203
FOP	114	30	2005	34	3,943
FSP	160	40	2015	64	7,422
TOTALS	2,191			1,790	207,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,790	127.6500	127.65	228,494	2005	2005	0	0	0	9.15	90.85

1 SINGLE FAM – 100% - 2012 Heated Area: 1453 HX Base Yr 2012



96369 PIEDMONT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		207,587
TOTAL MARKET OB/XF VALUE		3,061
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		275,648
SOH/AGL Deduction		130,968
ASSESSED VALUE		144,680
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,958
TOTAL JUST VALUE		275,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530731	SCRNRM	5,790	07/01/2015
M09375	MH MOVE-ON	0	03/01/2005
E0514283	ELEC OTHER	2,000	02/01/2005
P0508956	OTHER	0	02/01/2005
R046996	REPAIR/RRF	3,500	12/01/2004
B0414174	FOUNDATION	3,500	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/1342	5/06/2011	QC	U	I	11	100
GRANTOR: COON JORDAN T& GINA E						
GRANTEE: COON JORDAN T & GIN						
1738/0321	5/06/2011	WD	Q	I	02	142,000
GRANTOR: HOLTON MARGUERITE						
GRANTEE: COON JORDAN T & GIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L2 U2 W6 FSP=[YR=2015] N10W16 S10
FOP=[YR=2005] S8 E14 N6 R2 U2 W16 $ E16 $ D2 L2 S6 W14
N8 W16 S41 FGR=[YR=2005] S20 E20 N20 W20 $ E20 S1 E11 N3
FOP=[YR=2005] E9 N8 W5 D4 L4 S4$ N4 R4 U4 E5 N29 $.

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	399.00	SF	6.50	6.50	100	2005	2005	3	84	2,179	
2	0855	CONC PAVER	0	100	0	0	105.00	SF	10.00	10.00	100	2005	2005	3	84	882	

LAND DESCRIPTION

TOTAL OB/XF 3,061

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS