LOT 85
IN OR 1468/1707
LOFTON POINTE PB 6/325

HYERS REGINA K
96381 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-1270-0085-0000

BUILDING CHARACTERISTICS

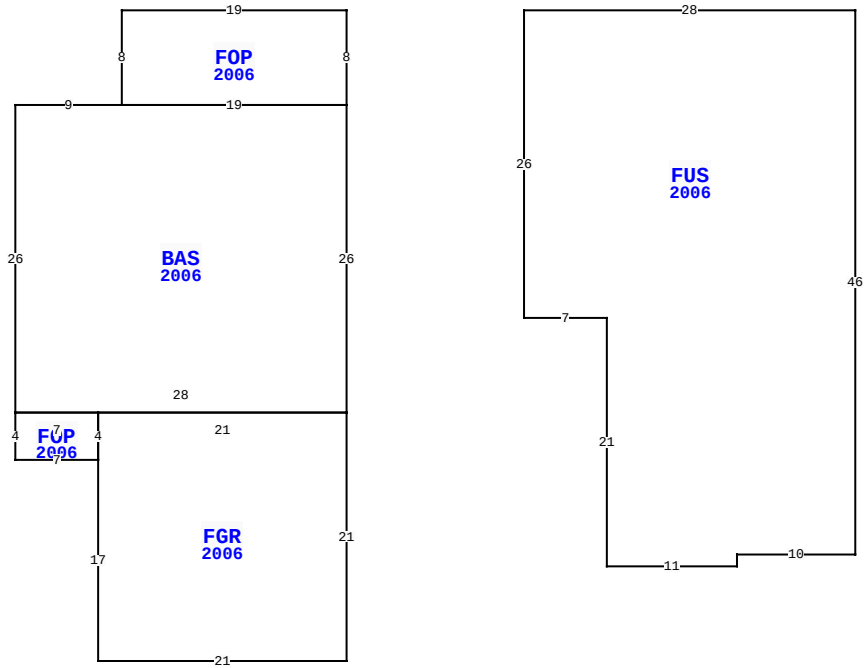
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	728	100	2006	728	82,443
FGR	441	55	2006	243	27,519
FOP	28	30	2006	8	906
FOP	152	30	2006	46	5,210
FUS	1,159	100	2006	1,159	131,253
TOTALS	2,508			2,184	247,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	123.9700	123.97	270,750	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2007 Heated Area: 1887 HX Base Yr 2007



96381 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		247,330
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,025
SOH/AGL Deduction		153,550
ASSESSED VALUE		161,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,753
TOTAL JUST VALUE		315,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16795	NEW CONSTR	136,963	08/25/2006
M11187	MECH OTHER	0	03/01/2006
C16795	CO ISSUED	136,963	12/01/2005
B0516710	FOUNDATION	3,500	12/01/2005
E16410	ELEC OTHER	2,000	12/01/2005
R08696	REPAIR/RRF	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/1707	1/02/2007	WD	U	I	21	209,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: HYERS REGINA K						
1185/1766	11/03/2003	WD	U	V	19	1,423,500
GRANTOR: LOFTON POINTE DEVELOP						
GRANTEE: COPPENBARGER HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W19 S8 BAS=[YR=2006] W9 S26 FOP=[YR=2006] S4 E7 FGR=[YR=2006] S17 E21 N21 W21 S4$ N4 W7$ E28 N26 W19 $ E19 N8$ PTR=E15 FUS=[YR=2006] E28 S46 W10 S1 W11 N21 W7 N26$ W15 $.

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	356.00	SF	6.50	6.50	100	2006	2006	3	86	1,990	
2	0855	CONC PAVER	0	100	27	3	81.00	SF	10.00	10.00	100	2007	2007	3	87	705	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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