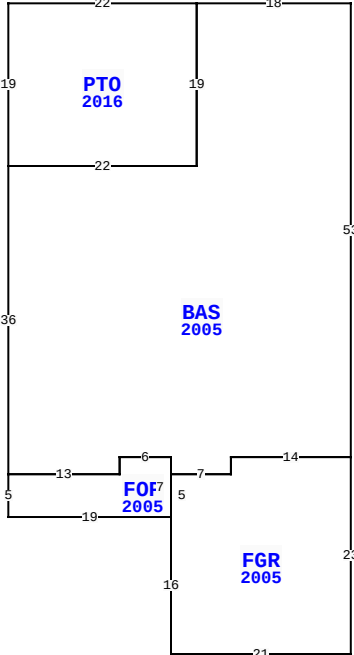




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,742	100	2005	1,742	199,044
FGR	469	55	2005	258	29,480
FOP	107	30	2005	32	3,657
PTO	418	5	2016	21	2,399
TOTALS	2,736			2,053	234,580

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,053	125.7732	125.77	258,206	2005	2005	0	0	9.15	90.85
1 SINGLE FAM - 0% - 0 Heated Area: 1742 HX Base Yr											
											
96331 PIEDMONT DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,580	
TOTAL MARKET OB/XF VALUE		3,685	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		303,265	
SOH/AGL Deduction		0	
ASSESSED VALUE		303,265	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		303,265	
TOTAL JUST VALUE		303,265	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09334	MECH OTHER	0	02/01/2005
B0413058	NEW CONSTR	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0281	4/29/2021	WD U	I	I	11	100
GRANTOR: HOUSE DEBORAH L						
GRANTEE: HOUSE DEBORAH L REV						
2440/0878	3/08/2021	WD Q	I	I	01	253,000
GRANTOR: HARRIS MICHAEL T & MI						
GRANTEE: HOUSE DEBORAH L						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	0	0	518.00	SF	6.50	6.50	100	2005	2005	3
2	0855	CONC PAVER	0	0	0	0	102.00	SF	10.00	10.00	100	2005	2005	3

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] W18 PTO=[YR=2016] W22 S19 E22 N19 \$ S19 W22 S36 FOP=[YR=2005] S5 E19 FGR=[YR=2005] S16 E21 N23 W14 S2 W7 S5\$ N7 W6 S2 W13 \$ E13 N2 E6 S2 E7 N2 E14 N53 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00
TOTAL OB/XF 3,685									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000		