LOT 2
IN OR 1404/1260
LOFTON POINTE PB 6/325

ROJAS ALFONSO A
96315 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0002-0000

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	08	SHT VINYL 30
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	04	Quality Level 04

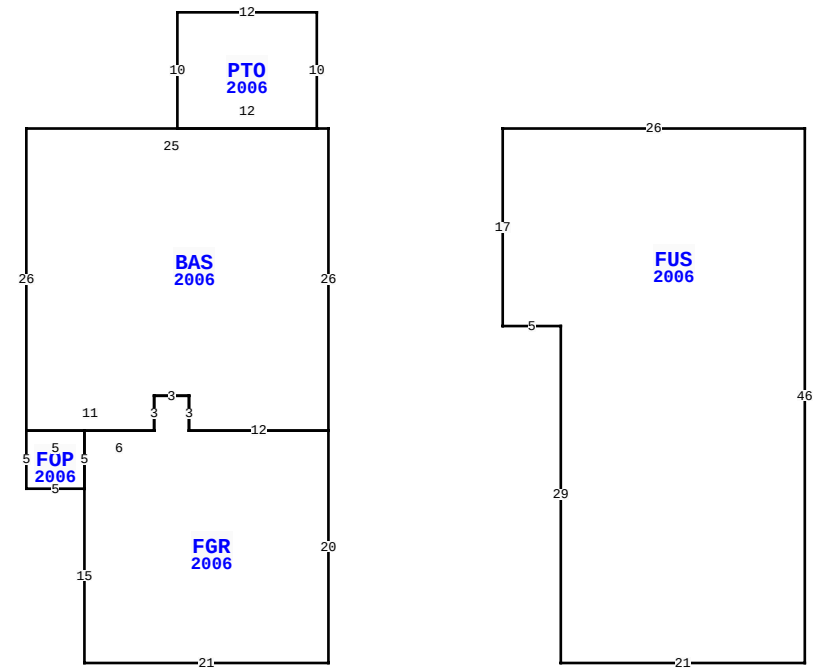
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	667	100	2006	667	71,157
FGR	429	55	2006	236	25,177
FOP	25	30	2006	8	853
FUS	1,051	100	2006	1,051	112,123
PTO	120	5	2006	6	640
TOTALS	2,292			1,968	209,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	112.0581	117.66	231,555	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2010 Heated Area: 1718 HX Base Yr 2010



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE 04/01/2026 MLU
INC DATE			AG DATE

96315 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,951
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		279,951
SOH/AGL Deduction		127,757
ASSESSED VALUE		152,194
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,783
TOTAL JUST VALUE		279,951
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16246	ELEC OTHER	1,500	11/01/2005
M10662	MECH OTHER	0	11/01/2005
C16380	CO ISSUED	126,735	10/01/2005
B16380	NEW CONSTR	126,735	10/01/2005
P10202	OTHER	0	10/01/2005
R08443	REPAIR/RRF	4,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1260	4/17/2006	WD	Q	I		215,700
GRANTOR: TOUSA HOMES INC						
GRANTEE: ROJAS ALFONSO A						
1216/0150	3/18/2004	WD	U	V	19	364,500
GRANTOR: JAX ONE LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 PTO=[YR=2006] N10 W12 S10 E12$ W25 S26 FOP=[YR=2006] S5 E5 FGR=[YR=2006] S15 E21 N20 W12 N3 W3 S3 W6 S5$ N5 W5$ E11 N3 E3 S3 E12 N26$ PTR=E15 FUS=[YR=2006] E26 S46 W21 N29 W5 N17$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	70,000.00	70,000.00	70,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS