LOT 3
LOFTON POINTE PB 6/325

SFR JV-3 PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

01-2N-27-1270-0003-0000

BUILDING CHARACTERISTICS

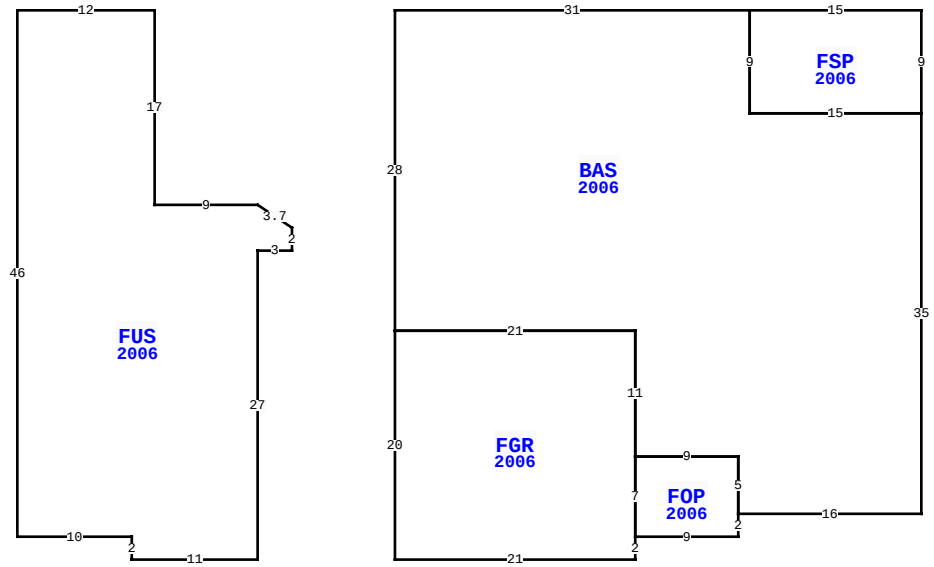
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,508	100	2006	1,508	143,828
FGR	420	55	2006	231	22,032
FOP	63	30	2006	19	1,812
FSP	135	40	2006	54	5,150
FUS	844	100	2006	844	80,497
TOTALS	2,970			2,656	253,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,656	109.8720	115.37	306,423	2006	2006	0	0	8	9.33	82.67

1 SINGLE FAM 0% - 2026 Heated Area: 2352 HX Base Yr



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

96313 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,320
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	323,320
SOH/AGL Deduction	0
ASSESSED VALUE	323,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,320
TOTAL JUST VALUE	323,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	351,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16843	NEW CONSTR	209,000	08/04/2006
E17201	ELEC OTHER	2,000	04/01/2006
C16843	CO ISSUED	209,000	03/01/2006
M11285	MECH OTHER	0	03/01/2006
R08738	REPAIR/RRF	3,500	12/01/2005
B16709	FOUNDATION	3,500	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1429	5/19/2025	WD	Q	I	01	326,000
GRANTOR: ROCHA THEODORE & SAND						
GRANTEE: SFR JV-3 PROPERTY L						
1440/0183	8/28/2006	WD	Q	I		292,300
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ROCHA THEODORE & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-15,0] W31 S28 E21 S11 E9 S5 E16 N35 W15 N9 $
FUS=[YR=2006;ORIG=-79,0] E12 S17 E9 D2R3 S2 W3 S27 W11 N2 W10 N46 $
FGR=[YR=2006;ORIG=-46,28] S20 E21 N2 N7 N11 W21 $
FSP=[YR=2006;ORIG=0,0] W15 S9 E15 N9 $
FOP=[YR=2006;ORIG=-25,46] E9 N2 N5 W9 S7 $
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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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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