LOT 5
LOFTON POINTE PB 6/325

CRACE MATTHEW & CHRISTINE DANIELLE
75125 EDWARDS ROAD
YULEE, FL 32097

2026

01-2N-27-1270-0005-0000

BUILDING CHARACTERISTICS

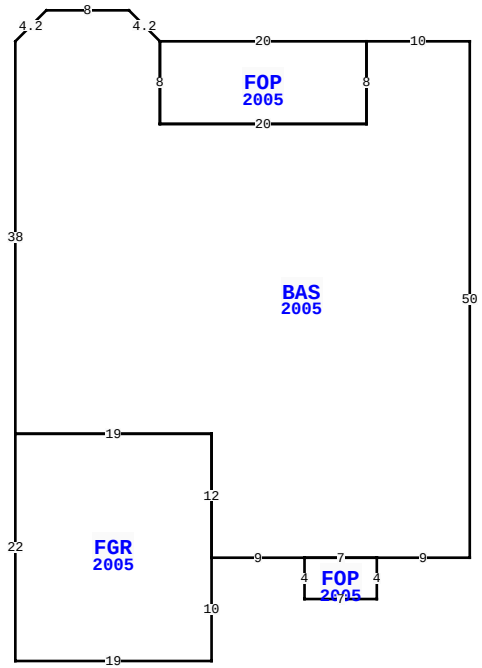
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,845	100	2005	1,845	172,600
FGR	418	55	2005	230	21,517
FOP	28	30	2005	8	749
FOP	160	30	2005	48	4,490
TOTALS	2,451			2,131	199,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,131	111.1320	116.69	248,666	2005	2005	0	0	10	9.83	80.17

1 SINGLE FAM 0% - 2026 Heated Area: 1845 HX Base Yr



96297 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	199,356
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	269,356
SOH/AGL Deduction	0
ASSESSED VALUE	269,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,356
TOTAL JUST VALUE	269,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14485	ELEC OTHER	2,000	03/01/2005
M09278	MECH OTHER	0	02/01/2005
B0413320	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/783	4/17/2025	WD	Q	I	01	285,000
GRANTOR: ROCHA THEODORE E & SA						
GRANTEE: CRACE MATTHEW & CHR						
1347/1079	9/06/2005	WD	Q	I		210,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: ROCHA THEODORE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W10 S8 W20 N8 U3L3 W8 D3L3 S38 E19 S12 E9 E7 E9 N50 $
FGR=[YR=2005;ORIG=-44,38] S22 E19 N10 N12 W19 $
FOP=[YR=2005;ORIG=-10,0] W20 S8 E20 N8 $
FOP=[YR=2005;ORIG=-16,50] S4 E7 N4 W7 $
.

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	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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS