LOT 6
IN OR 2121/343
LOFTON POINTE PB 6/325

BYRD MICHAEL B & AMY R
96285 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0006-0000

BUILDING CHARACTERISTICS

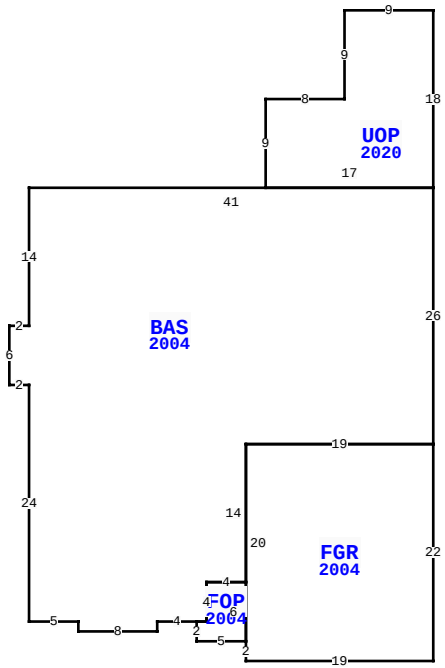
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,466	100	2004	1,466	157,826
FGR	418	55	2004	230	24,761
FOP	26	30	2004	8	861
UOP	234	20	2020	47	5,060
TOTALS	2,144			1,751	188,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	114.3450	120.06	210,225	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2018 Heated Area: 1466 HX Base Yr 2018



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

96285 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,509
TOTAL MARKET OB/XF VALUE		51,600
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		310,109
SOH/AGL Deduction		109,138
ASSESSED VALUE		200,971
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,560
TOTAL JUST VALUE		310,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004912	OUTDOOR KITCHEN	27,000	07/27/2020
20004442	SWIM POOL	58,000	06/24/2020
B0412810	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/0343	5/16/2017	WD	Q	I	01	179,900
GRANTOR: BANKS DARLENE J						
GRANTEE: BYRD MICHAEL B & AM						
1326/1228	6/17/2005	WD	Q	I		160,200
GRANTOR: TOUSA HOMES INC						
GRANTEE: BANKS DARLENE J						

BUILDING NOTES

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
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=2004] W41 S14 W2 S6 E2 S24 E5 S1 E8 N1E4
FOP=[YR=2004] S2 E5 FGR=[YR=2004] S2 E19 N22 W19 S20 $ N6 W4 S4 W1 $ E1 N4 E4 N14 E19 N26 $ UOP=[YR=2020] N18 W9 S9 W8 S9 E17 $.

LAND DESCRIPTION

TOTAL OB/XF 51,600

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