

LOT 20
IN OR 1326/1192
LOFTON POINTE PB 6/325

REYNOLDS BEVERLY A
96063 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,612	100	2004	1,612	166,953
FGR	465	55	2004	256	26,514
FOP	12	30	2004	4	414
FOP	120	30	2004	36	3,728
TOTALS	2,209			1,908	197,609

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	1242	WD DECK A	0	100	0	0			215.00
3	1242	WD DECK A	0	100	12	12			144.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,908	110.0001	115.50	220,374	2004	2004	0	0	10.33	89.67
1 SINGLE FAM 100% - 2006 Heated Area: 1612 HX Base Yr 2006											
96063 PIEDMONT DR, FERNANDINA BEACH											

TOTAL OB/XF											
1,616											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		197,609	
TOTAL MARKET OB/XF VALUE		1,616	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		269,225	
SOH/AGL Deduction		121,610	
ASSESSED VALUE		147,615	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		96,204	
TOTAL JUST VALUE		269,225	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412968	NEW CONSTR	0	01/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1326/1192	6/17/2005	WD	Q	I	
GRANTOR: TOUSA HOMES INC					SALE PRICE
GRANTEE: REYNOLDS BEVERLY A					175,900
GRANTOR: JAX ONE LLC					
GRANTEE: TOUSA HOMES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2004] W10 BAS=[YR=2004] W26 S47 FGR=[YR=2004] S21 E21 N19 FOP=[YR=2004] E4 N3 W4 S3 \$ N5 W8 S3 W13 \$ E13 N3 E8 S2 E4 S5 R3 D3 E5 U3 R3 N39W10 N12 \$ S12 E10 N12 \$.											