LOT 24
LOFTON POINTE PB 6/325

QIU SAMMY
2127 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0024-0000

BUILDING CHARACTERISTICS

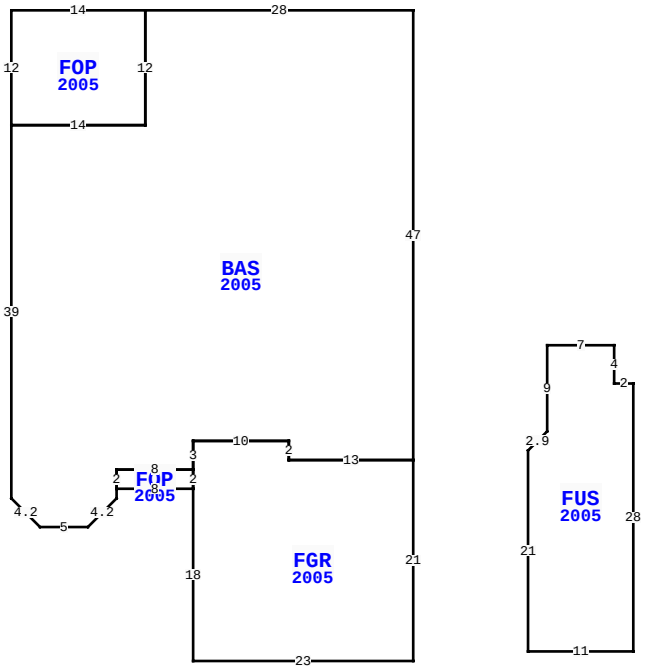
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,862	100	2005	1,862	200,989
FGR	503	55	2005	277	29,900
FOP	16	30	2005	5	540
FOP	168	30	2005	50	5,398
FUS	324	100	2005	324	34,973
TOTALS	2,873			2,518	271,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	114.0048	119.71	301,430	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 0% - 2026 Heated Area: 2186 HX Base Yr



96017 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	271,799
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	341,799
SOH/AGL Deduction	0
ASSESSED VALUE	341,799
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	341,799
TOTAL JUST VALUE	341,799
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15860	ELEC OTHER	1,950	09/01/2005
M10331	MECH OTHER	0	09/01/2005
P09804	OTHER	0	08/01/2005
R0507740	REPAIR/RRF	2,000	06/01/2005
B0515372	NEW CONSTR	162,366	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2801/1739	3/21/2025	QC	U	I	11	100
GRANTOR: QIU HE XUAN						
GRANTEE: QIU SAMMY						
1378/0490	1/03/2006	WD	U	I	21	223,900
GRANTOR: TOUSA HOMES INC						
GRANTEE: QIU HE XUAN & MEI J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=-28,0] E28 S47 W13 N2 W10 S3 W8 S2 S1 D3L3 W5 U3L3 N39 E14 N12 $
FGR=[YR=2005;ORIG=0,47] S21 W23 N18 N2 N3 E10 S2 E13 $
FUS=[YR=2005;ORIG=23,39] W2 N4 W7 S9 D2L2 S21 E11 N28 $
FOP=[YR=2005;ORIG=-28,0] W14 S12 E14 N12 $
FOP=[YR=2005;ORIG=-31,50] E8 N2 W8 S2 $
PTR=[ORIG=0,0] E15 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	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 03/13/2025 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS