LOT 56
LOFTON POINTE PB 6/325

BTR SCATTERED SITE OWNER 2 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2026

01-2N-27-1270-0056-0000

BUILDING CHARACTERISTICS

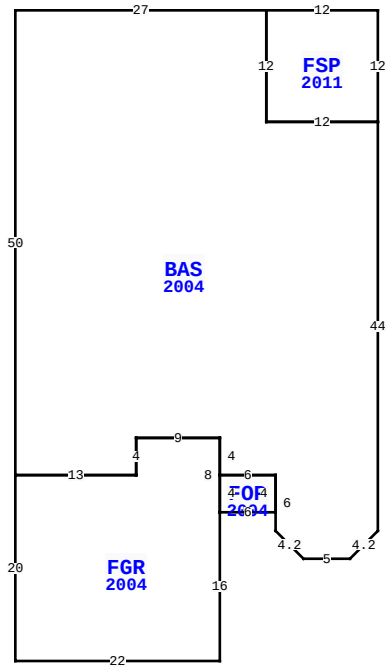
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,860	100	2004	1,860	190,837
FGR	476	55	2004	262	26,881
FOP	24	30	2004	7	718
FSP	144	40	2011	58	5,951
TOTALS	2,504			2,187	224,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,187	108.9711	114.42	250,237	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 0% - 2023 Heated Area: 1860 HX Base Yr



96040 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	224,388
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	294,388
SOH/AGL Deduction	0
ASSESSED VALUE	294,388
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,388
TOTAL JUST VALUE	294,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003207	REPAIR/RRF	9,171	02/28/2022
B0312023	NEW CONSTR	0	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/0910	7/07/2022	SW	U	I	30	511,200
GRANTOR: VM PRONTO LLC						
GRANTEE: BTR SCATTERED SITE						
2532/0401	1/21/2022	WD	Q	I	01	323,000
GRANTOR: LUNA THOMAS D						
GRANTEE: VM PRONTO LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2011] W12 BAS=[YR=2004] W27 S50 FGR=[YR=2004] S20 E22 N16 FOP=[YR=2004] E6 N4 W6 S4 $ N8 W9 S4 W13$ E13 N4 E9 S4 E6 S6 D3 R3 E5 U3 R3 N44 W12 N12 $ S12 E12 N12 $.

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	000134	C	RES POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS