LOT 59
LOFTON POINTE PB 6/325

GLISSON DAWN L L/E/
86140 PAGES DAIRY ROAD
YULEE, FL 32097

2026

01-2N-27-1270-0059-0000

BUILDING CHARACTERISTICS

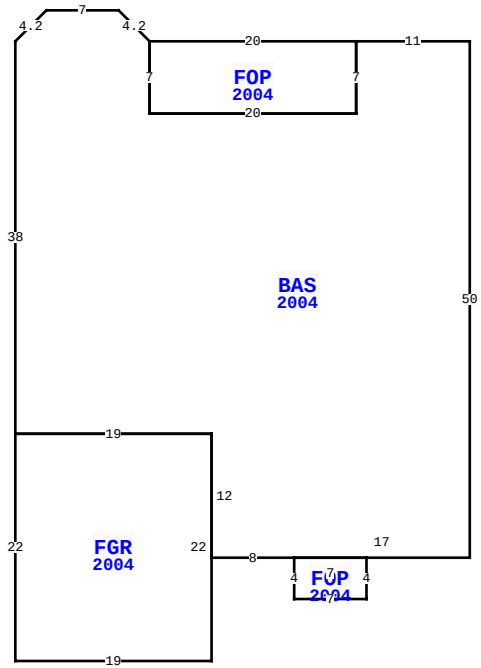
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,862	100	2004	1,862	202,379
FGR	418	55	2004	230	24,998
FOP	28	30	2004	8	869
FOP	140	30	2004	42	4,565
TOTALS	2,448			2,142	232,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	115.1451	120.90	258,968	2004	2004	0	0	0	10.10	89.90

1 SINGLE FAM 0% - 0 Heated Area: 1862 HX Base Yr



96076 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	232,812
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	302,812
SOH/AGL Deduction	0
ASSESSED VALUE	302,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,812
TOTAL JUST VALUE	302,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412456	NEW CONSTR	175,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2342/0388	2/26/2020	LE	U	I	11	100
GRANTOR: GLISSON DAWN L & THEM						
GRANTEE: THEM THAT TRUST						
2313/1738	10/21/2019	WD	U	I	11	100
GRANTOR: GLISSON DAWN L						
GRANTEE: GLISSON DAWN & THEM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W11 FOP=[YR=2004] W20 S7 E20 N7 $ S7 W20 N7 L3 U3 W7 D3 L3 S38 FGR=[YR=2004] S22 E19 N22 W19 $ E19 S12 E8 FOP=[YR=2004] S4 E7 N4 W7 $ E17 N50$.

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	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 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