LOT 62
LOFTON POINTE PB 6/325

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

01-2N-27-1270-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

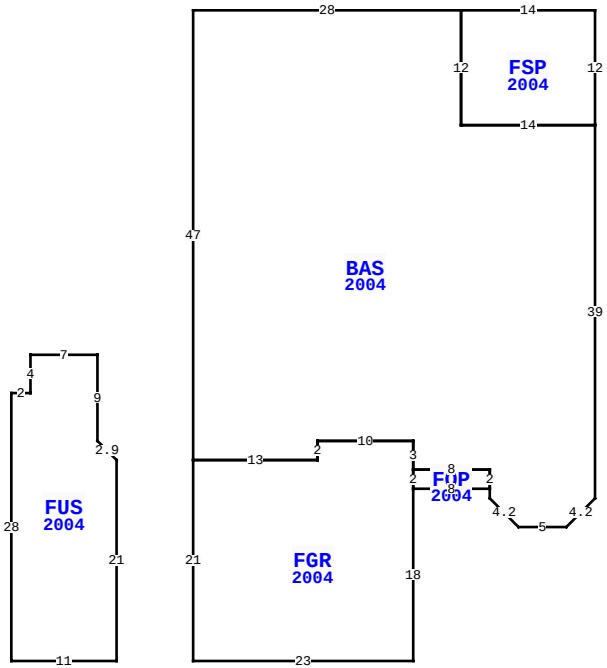
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2004	1,862	192,325
FGR	503	55	2004	277	28,612
FOP	16	30	2004	5	517
FSP	168	40	2004	67	6,920
FUS	324	100	2004	324	33,466
TOTALS	2,873			2,535	261,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,535	109.6704	115.15	291,905	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 0% - 2025 Heated Area: 2186 HX Base Yr



96014 WATERS CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	261,839
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	334,849
SOH/AGL Deduction	0
ASSESSED VALUE	334,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,849
TOTAL JUST VALUE	334,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12920	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1645	3/12/2024	SW	Q	I	01	360,000
GRANTOR: QMC SFR 1 LLC						
GRANTEE: YAMASA CO LTD						
2567/1145	5/27/2022	WD	Q	I	01	415,000
GRANTOR: RYCKMAN JOHN T & DAWN						
GRANTEE: QMC SFR 1 LLC						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-14,0] W28 S47 E13 N2 E10 S3 E8 S2 S1 D3R3 E5 U3R3 N39 W14 N12 $
FGR=[YR=2004;ORIG=-42,47] S21 E23 N18 N2 N3 W10 S2 W13 $
FUS=[YR=2004;ORIG=-59,36] E7 S9 D2R2 S21 W11 N28 E2 N4 $
FSP=[YR=2004;ORIG=0,0] W14 S12 E14 N12 $
FOP=[YR=2004;ORIG=-19,50] E8 N2 W8 S2 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,010

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 03/12/2025 BY KWA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/09/2026 BY SYS