LOT 72
IN OR 1986/965
ESMT PT OR 1449/843

PETTY LINDA DIANE
96170 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

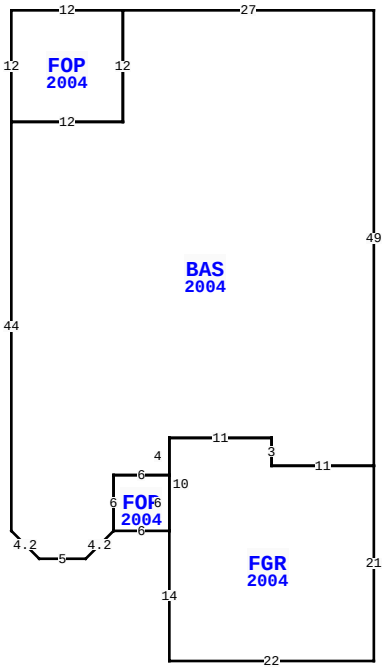
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,841	100	2004	1,841	188,422
FGR	495	55	2004	272	27,838
FOP	36	30	2004	11	1,126
FOP	144	30	2004	43	4,401
TOTALS	2,516			2,167	221,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,167	108.6624	114.10	247,255	2004	2004	0	0	0	10.30	89.70

1 SINGLE FAM 100% - 2016 Heated Area: 1841 HX Base Yr 2016



96170 PIEDMONT DR, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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		221,788
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		291,788
SOH/AGL Deduction		107,768
ASSESSED VALUE		184,020
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,609
TOTAL JUST VALUE		291,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412468	NEW CONSTR	163,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1986/0965	6/12/2015	SW	Q	I	02	166,000
GRANTOR: FANNIE MAE						
GRANTEE: PETTY LINDA DIANE						
1936/0390	9/08/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 FOP=[YR=2004] W12 S12 E12 N12 $ S12 W12 S44 D3 R3 E5 U3 R3 FOP=[YR=2004] E6 FGR=[YR=2004] S14 E22 N21 W11 N3 W11 S10$ N6 W6 S6$ N6 E6 N4 E11 S3 E11 N49$.

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	100	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