

BAUCKMAN CATHARINE AGNES & RONALD L
96280 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034

01-2N-27-1270-0078-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	30	VINYL 70		0100	01	2,148	108.9711	114.42	245,774	2004	2004	0	0	0	10.33	89.67	VALUATION BY					STANDARD											
Exterior Wall	16	WD FR STUC 30		1 SINGLE FAM 100% - 2022										Heated Area: 1836					HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100																						BUILDING MARKET VALUE					220,386				
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					3,010				
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					70,000				
Interior Floo	14	CARPET 70																						TOTAL MARKET VALUE					293,396				
Interior Floo	08	SHT VINYL 30																						SOH/AGL Deduction					12,757				
Air Condition	03	CENTRAL 100																						ASSESSED VALUE					280,639				
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					HX HB 51,411				
Bedrooms		3 100																						BASE TAXABLE VALUE					229,228				
Bathrooms		2 100																						TOTAL JUST VALUE					293,396				
Frame	02	WOOD FRAME 100																						NCON VALUE					0				
Stories	1.	1. 100																						INCOME VALUE									
Units		0 100																						PREVIOUS YEAR MKT VALUE					308,785				
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	1,836	100	2004	1,836	188,374																												
FGR	476	55	2004	262	26,881																												
FOP	24	30	2004	7	718																												
FOP	144	30	2004	43	4,412																												
TOTALS		2,480		2,148	220,386																												
EXTRA FEATURES						96280 PIEDMONT DR, FERNANDINA BEACH										BLD DATE 03/03/2023 NW				LGL DATE		04/01/2026 MLU											
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																	
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010																		
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																	