LOT 80
LOFTON POINTE PB 6/325

EVANS HAYDON S/GLOVER RACHEL D
96352 PIEDMONT DR
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0080-0000

BUILDING CHARACTERISTICS

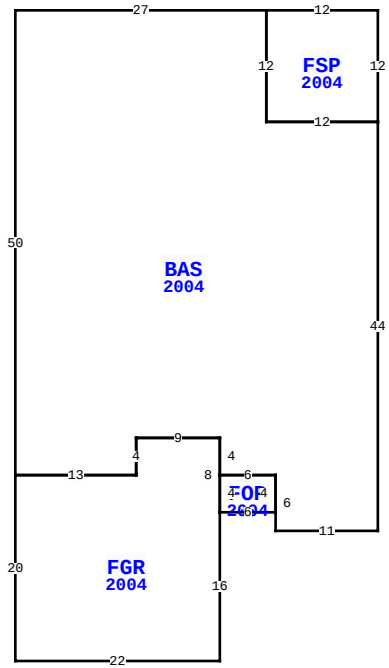
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,836	100	2004	1,836	193,000
FGR	476	55	2004	262	27,541
FOP	24	30	2004	7	736
FSP	144	40	2004	58	6,097
TOTALS	2,480			2,163	227,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	111.6465	117.23	253,568	2004	2004	0	0	0	10.33	89.67

1 SINGLE FAM 100% - 2026 Heated Area: 1836 HX Base Yr 2026



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

96352 PIEDMONT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,374
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		300,384
SOH/AGL Deduction		0
ASSESSED VALUE		300,384
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,973
TOTAL JUST VALUE		300,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412349	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2780/974	4/09/2025	WD	U	I	37	281,000
GRANTOR: ROBINSON HARVEY B JR						
GRANTEE: EVANS HAYDON S						
1937/1292	9/17/2014	DG	U	I	11	100
GRANTOR: ROBINSON HARVEY B JR						
GRANTEE: ROBINSON HARVEY B J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] 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 E11 N44 W12 N12$ S12 E12 N12$.

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
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

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