LOT 82
LOFTON POINTE PB 6/325

WAGNER JACQUELINE A
96366 PIEDMONT DR
FERNANDINA BEACH, FL 32034

**2026**

**01-2N-27-1270-0082-0000**

## BUILDING CHARACTERISTICS

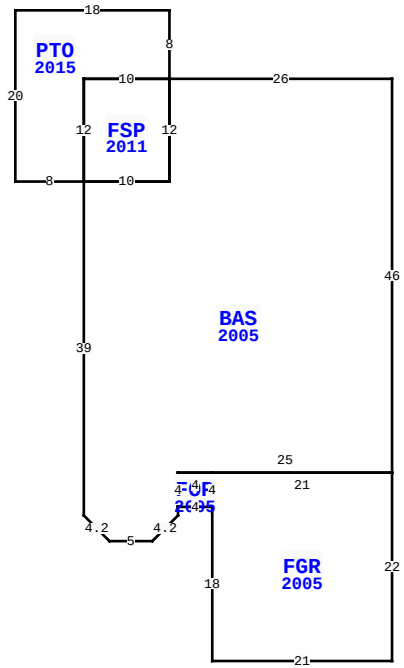
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 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 | 1,615 | 100 | 2005 | 1,615 | 174,327 |
| FGR | 462 | 55 | 2005 | 254 | 27,417 |
| FOP | 16 | 30 | 2005 | 5 | 540 |
| FSP | 120 | 40 | 2011 | 48 | 5,181 |
| PTO | 240 | 5 | 2015 | 12 | 1,296 |
| TOTALS | 2,453 | | | 1,934 | 208,761 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,934 | 114.0132 | 119.71 | 231,519 | 2005 | 2005 | 0 | 0 | 0 | 9.83 | 90.17 |

1 SINGLE FAM 100% - 2020 Heated Area: 1615 HX Base Yr 2020




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

96366 PIEDMONT DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,761 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 278,761 |
| SOH/AGL Deduction | | 79,984 |
| ASSESSED VALUE | | 198,777 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 147,366 |
| TOTAL JUST VALUE | | 278,761 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 286,435 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15695 | ELEC OTHER | 1,950 | 09/01/2005 |
| M10208 | MECH OTHER | 0 | 08/01/2005 |
| R07867 | REPAIR/RRF | 2,000 | 07/01/2005 |
| B15552 | NEW CONSTR | 122,757 | 07/01/2005 |
| P09728 | OTHER | 0 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2263/1238 | 2/07/2019 | WD | U | I | 11 | 100 |
| GRANTOR: STROUT RONALD & KAREN | | | | | | |
| GRANTEE: WAGNER JACQUELINE A | | | | | | |
| 2254/0111 | 2/07/2019 | WD | Q | I | 01 | 217,500 |
| GRANTOR: STROUT RONALD M & KAR | | | | | | |
| GRANTEE: WAGNER JACQUELINE A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W26 S12 W10 S39 D3R3 E5 U3R3 N1 N4 E25 N46 $
FGR=[YR=2005;ORIG=-21,50] S18 E21 N22 W21 S4 $
PTO=[YR=2015;ORIG=-26,0] N8 W18 S20 E8 N12 E10 $
FSP=[YR=2011;ORIG=-36,12] E10 N12 W10 S12 $
FOP=[YR=2005;ORIG=-25,50] E4 N4 W4 S4 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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