LOT 86
IN OR 1382/303
LOFTON POINTE PB 6/325

WIGGER JOHN H
96389 PIEDMONT DRIVE
FERNANDINA BEACH, FL 32034-8166

2026

01-2N-27-1270-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

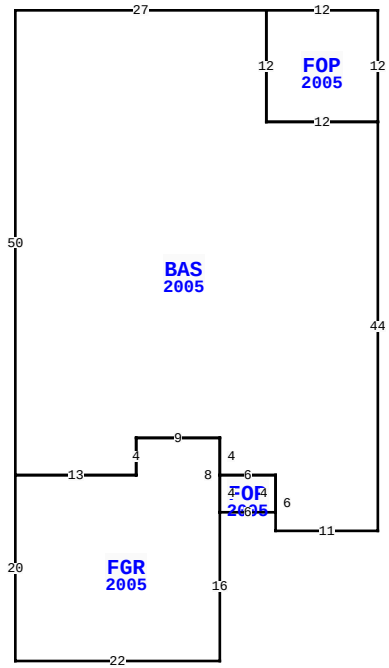
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,836	100	2005	1,836	189,425
FGR	476	55	2005	262	27,031
FOP	24	30	2005	7	722
FOP	144	30	2005	43	4,436
TOTALS	2,480			2,148	221,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	108.9711	114.42	245,774	2005	2005	0	0	0	9.83	90.17

1 SINGLE FAM 100% - 2010 Heated Area: 1836 HX Base Yr 2010



96389 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		221,614
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		294,659
SOH/AGL Deduction		128,088
ASSESSED VALUE		166,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,160
TOTAL JUST VALUE		294,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15858	ELEC OTHER	1,800	09/01/2005
M10329	MECH OTHER	0	09/01/2005
R08043	REPAIR/RRF	2,000	08/01/2005
R09840	OTHER	0	08/01/2005
B15787	NEW CONSTR	196,550	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1382/0303	1/17/2006	WD	U	I	21	191,800
GRANTOR: TOUSA HOMES INC						
GRANTEE: WIGGER JOHN H						
1216/0150	3/18/2004	WD	U	V	19	364,500
GRANTOR: JAX ONE LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W12 BAS=[YR=2005] W27 S50 FGR=[YR=2005] S20 E22 N16 FOP=[YR=2005] 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	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	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