LOT 87
LOFTON POINTE PB 6/325

HOUSE DEBORAH L REV TRUST/HOUSE DEBORAH L TRUSTEE
96014 MAPLE COURT
FERNANDINA BEACH, FL 32034

2026

01-2N-27-1270-0087-0000

BUILDING CHARACTERISTICS

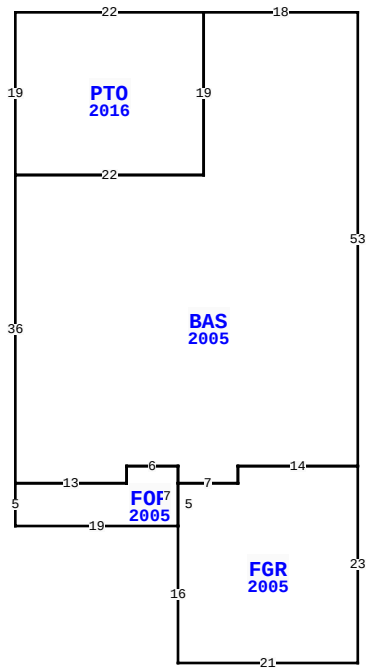
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,742	100	2005	1,742	189,780
FGR	469	55	2005	258	28,108
FOP	107	30	2005	32	3,487
PTO	418	5	2016	21	2,288
TOTALS	2,736			2,053	223,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	114.8364	120.58	247,551	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 0 Heated Area: 1742 HX Base Yr



96331 PIEDMONT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	223,662
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	293,662
SOH/AGL Deduction	0
ASSESSED VALUE	293,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,662
TOTAL JUST VALUE	293,662
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09334	MECH OTHER	0	02/01/2005
B0413058	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0281	4/29/2021	WD	U	I	11	100
GRANTOR: HOUSE DEBORAH L						
GRANTEE: HOUSE DEBORAH L REV						
2440/0878	3/08/2021	WD	Q	I	01	253,000
GRANTOR: HARRIS MICHAEL T & MI						
GRANTEE: HOUSE DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 PTO=[YR=2016] W22 S19 E22 N19 $ S19 W22 S36 FOP=[YR=2005] S5 E19 FGR=[YR=2005] S16 E21 N23 W14 S2 W7 S5$ N7 W6 S2 W13 $ E13 N2 E6 S2 E7 N2 E14 N53 $.

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	000100	C	RES	0	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