

LOT 3
ESMT PT OR 1164/35
THE RESERVE @ NASSAU LAKES

EASOM MACKENZIE
96119 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0003-0000



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	FD	NORM	% COND	VALUATION SUMMARY																														
Exterior Wall	30	VINYL 100	0900	01	2,267	106.8200	126.85	287,569	2004	2004	0	0	90	8.50	20.00	STANDARD																														
Roof Structure	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0														Heated Area: 1952										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100															VALUATION BY										Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE										57,514																			
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE										1,615																			
Interior Floor	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET										75,000																			
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE										134,129																			
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction										6,844																			
Bedrooms	4	100															ASSESSED VALUE										127,285																			
Bathrooms	3	100															TOTAL EXEMPTION VALUE										0																			
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE										127,285																			
Stories	1.	1. 100															TOTAL JUST VALUE										134,129																			
Units	0	100	NCON VALUE										0																																	
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										115,714																							
Quality			03	Quality Level 03																																										
DOR CODE			0100	SINGLE FAMILY																																										
MAP NUM			MKT AREA												04																															
NEIGHBORHOOD/LOC			4057.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,952	100	1,952	49,522																																										
FGR	460	55	253	6,419																																										
FOP	48	30	14	355																																										
FOP	160	30	48	1,218																																										
TOTALS			2,620	2,267												57,514																														
EXTRA FEATURES			96119 LONG ISLAND PL, FERNANDINA BEACH																																											
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	0	0	0	1.00	UT	875.00	875.00	100	2004	2004	3	89	779																														
2	0811	CONCRETE B	0	0	0	0	748.00	SF	1.30	1.30	100	2004	2004	3	86	836																														
LAND DESCRIPTION			TOTAL OB/XF												1,615																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																													
REVIEW DATE 12/30/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																														