LOT 4
IN OR 2052/352
ESMT PT OR 1164/35

RYCKMAN CATHY A/RYCKMAN ERIC M & MICHELLE
96133 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

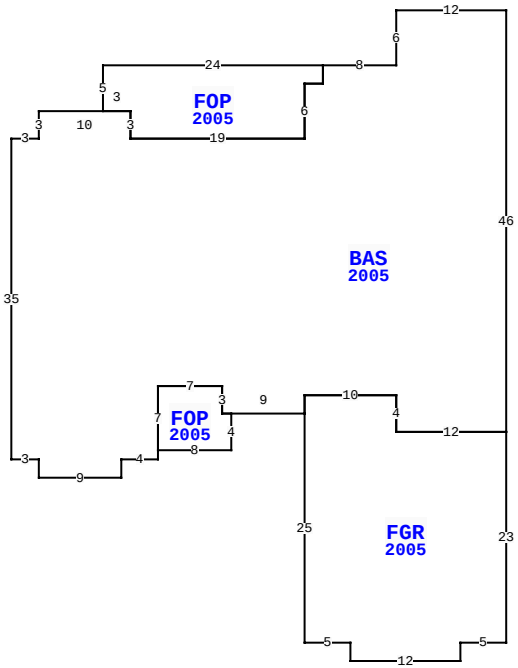
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,975	100	1,975	229,234
FGR	570	55	314	36,445
FOP	53	30	16	1,857
FOP	171	30	51	5,919
TOTALS	2,769		2,356	273,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,356	106.8200	126.85	298,859	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2017 Heated Area: 1975 HX Base Yr 2017



96133 LONG ISLAND PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,456
TOTAL MARKET OB/XF VALUE		35,400
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		383,856
SOH/AGL Deduction		148,764
ASSESSED VALUE		235,092
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		135,092
TOTAL JUST VALUE		383,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22048	XFOB	4,540	11/01/2008
B21871	SWIM POOL	30,000	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/0352	5/31/2016	WD	Q	I	01	242,000
GRANTOR: ACOSTA KIMBERLY C						
GRANTEE: RYCKMAN CATHY A ET						
1688/0164	7/16/2010	QC	U	I	11	100
GRANTOR: ACOSTA RICKY LEE & KI						
GRANTEE: ACOSTA KIMBERLY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 S6 W8 FOP=[YR=2005] W24 S5 E3 S3 E19 N6 E2 N2$ S2 W2 S6 W19 N3 W10 S3 W3 S35 E3 S2 E9 N2 E4 N1 FOP=[YR=2005] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E9 FGR=[YR=2005] S25 E5 S2 E12 N2 E5 N23 W12 N4 W10 S2$ N2 E10 S4 E12 N46$.

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	0812	CONCRETE C	0	100	0	0	1,104.00	SF	4.00	4.00	100	2005	2005	3	87	3,842	
2	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2008	2008	3	56	17,136	
3	0911	SCRN RM A	0	100	0	0	1,240.00	SF	17.50	17.50	100	2008	2008	3	40	8,680	
4	0845	KOOL DECK	0	100	0	0	880.00	SF	7.25	7.25	100	2008	2008	3	90	5,742	

LAND DESCRIPTION

TOTAL OB/XF 35,400

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2018 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS