

LOT 5
IN OR 1296/1221
ESMT PT OR 1164/35

GREINER ROBERT JAMES/GREINER DOLORES C
96147 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
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	1,679	100	1,679	194,265
FGR	361	55	199	23,025
FOP	47	30	14	1,620
PTO	266	5	13	1,504
TOTALS	2,353		1,905	220,415

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	691.00	SF	5.20	5.20	100	2004	2004	3	86	3,090	

LAND DESCRIPTION			TOTAL OB/XF 6,205														
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
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,905	105.4480	125.22	238,544	2004	2006	0	0	0	7.60	92.40	
1 SNGL FAM - 100% - 2005													
Heated Area: 1679													
HX Base Yr 2005													

14

19

14

PTO

2004

12

2

2

27

15

BAS

2004

5

7

2

17

6

9

FOP

2004

5

14

19

19

19

FGR

2004

BLD DATE		LGL DATE	05/22/2022	MLA
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96147 LONG ISLAND PL, FERNANDINA BEACH												BLD DATE		LGL DATE	05/22/2023	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

TOTAL OB/XF 6,205												OTHER ADJUSTMENTS AND NOTES				
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,415	
TOTAL MARKET OB/XF VALUE		6,205	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		301,620	
SOH/AGL Deduction		163,397	
ASSESSED VALUE		138,223	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		88,223	
TOTAL JUST VALUE		301,620	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909673	REPAIR/RRF	10,200	11/01/2019
B0412819	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1296/1221	2/18/2005	QC	U	I	07	100	
GRANTOR: GREINER ROBERT JAMES							
GRANTEE: GREINER ROBERT JAME							
1286/0357	1/06/2005	QC	U	I	06	74,550	
GRANTOR: GREINER ROBERT JAMES							
GRANTEE: GREINER ROBERT JAME							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2004] W15 PTO=[YR=2004] N14 W19 S14 E19 \$ W27 S12 W2 S5 E2 S29 E17 FOP=[YR=2004] S2 E6 FGR=[YR=2004] S5 E19 N19 W19 S14 \$ N9 W5 S7 W1 \$ E1 N7 E5 N5 E19 N34\$.																