LOT 7
IN OR 1979/508
ESMT PT OR 1164/35

KIERNAN ELIZABETH G REV TRUST/KIERNAN ELIZABETH GU
2043 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

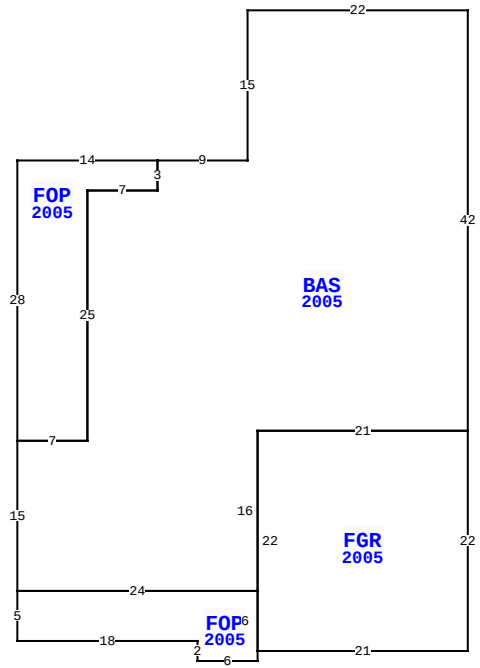
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,712	100	1,712	195,616
FGR	462	55	254	29,023
FOP	132	30	40	4,570
FOP	217	30	65	7,427
TOTALS	2,523		2,071	236,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,071	104.7620	124.40	257,632	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 0% - 0 Heated Area: 1712 HX Base Yr



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

96219 LONG ISLAND PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	236,635
TOTAL MARKET OB/XF VALUE	3,873
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	315,508
SOH/AGL Deduction	62,036
ASSESSED VALUE	253,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,472
TOTAL JUST VALUE	315,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412900	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1979/0508	5/13/2015	WD	U	I	11	100
GRANTOR: KIERNAN ELIZABETH						
GRANTEE: KIERNAN ELIZABETH G						
1932/1940	8/15/2014	WD	Q	I	01	199,800
GRANTOR: HARTLEY CURT & JENNIF						
GRANTEE: KIERNAN ELIZABETH						

BUILDING NOTES

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	0811	CONCRETE B	0	0	0	0	856.00	SF	5.20	5.20	100	2005	2005	3	87	3,873	

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S15 W9 FOP=[YR=2005] W14 S28 E7 N25 E7 N3 $ S3 W7 S25 W7 S15 FOP=[YR=2005] S5 E18 S2 E6 N1
FGR=[YR=2005] E21 N22 W21 S22 $ N6 W24 $ E24 N16 E21 N42 $.

LAND DESCRIPTION

TOTAL OB/XF 3,873

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	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 02/22/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS