LOT 8
IN OR 1680/199
ESMT PT OR 1164/35

KIGHT SUSAN J
96217 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034-1117

2023

27-2N-28-1840-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

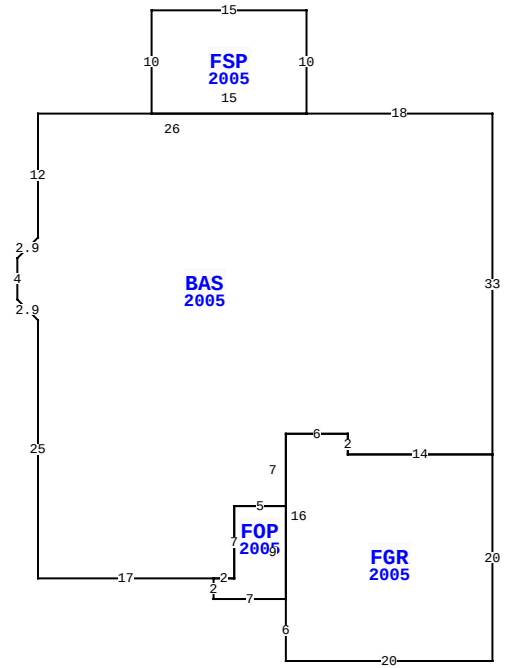
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,705	100	1,705	192,101
FGR	412	55	227	25,576
FOP	49	30	15	1,690
FSP	150	40	60	6,760
TOTALS	2,316		2,007	226,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,007	104.7620	124.40	249,671	2005	2005	0	0	0	9.43	90.57

1 SNGL FAM – 100% - 2011 Heated Area: 1705 HX Base Yr 2011



96217 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		226,127
TOTAL MARKET OB/XF VALUE		1,618
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		302,745
SOH/AGL Deduction		163,052
ASSESSED VALUE		139,693
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		84,693
TOTAL JUST VALUE		302,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13673	NEW CONSTR	0	12/01/2004
E0413976	ELEC OTHER	2,000	12/01/2004
M0409064	H/AC	0	12/01/2004
B0412408	NEW CONSTR	139,469	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1680/0199	5/21/2010	WD	U	I	12	173,000
GRANTOR: FANNIE MAE						
GRANTEE: KIGHT RONALD C & SU						
1680/0197	4/14/2010	QC	U	I	11	199,500
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: FANNIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 FSP=[YR=2005] N10 W15 S10 E15 $ W26 S12 L2 D2 S4 R2 D2 S25E17 FOP=[YR=2005] S2 E7 FGR=[YR=2005] S6E20 N20 W14 N2 W6 S16 $ N9 W5 S7 W2 $ E2 N7 E5 N7 E6 S2 E14 N33 $.

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
1	0812	CONCRETE C	0	100	0	0	465.00	SF	4.00	4.00	100	2005	2005	3	87	1,618	

LAND DESCRIPTION

TOTAL OB/XF 1,618

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	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 11/27/2019 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS