LOT 12
IN OR 2086/1336
ESMT PT OR 1164/35

GONSALVES FRANK III
96188 LONG ISLAND PL
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0012-0000

BUILDING CHARACTERISTICS

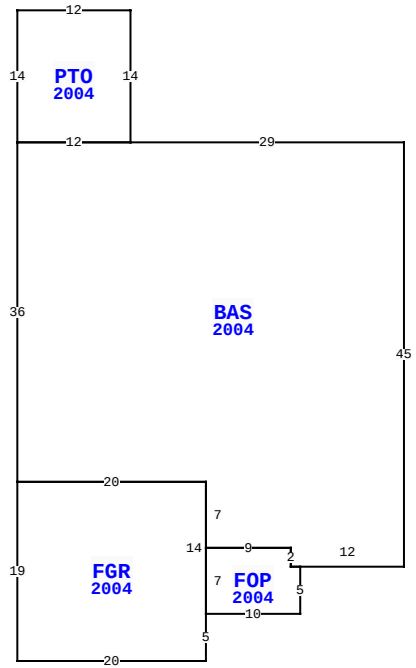
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,647	100	1,647	185,904
FGR	380	55	209	23,591
FOP	68	30	20	2,257
PTO	168	5	8	903
TOTALS	2,263		1,884	212,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,884	103.8800	123.36	232,410	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2019 Heated Area: 1647 HX Base Yr 2019



96188 LONG ISLAND PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,655
TOTAL MARKET OB/XF VALUE		2,934
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		290,589
SOH/AGL Deduction		110,766
ASSESSED VALUE		179,823
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,823
TOTAL JUST VALUE		290,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006399	SCRN ENCL	15,210	05/17/2023
22009147	SWIM POOL	69,000	10/01/2022
B0412406	NEW CONSTR	114,106	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1336	12/02/2016	WD	Q	I	01	182,000
GRANTOR: ROBINSON KELLY L						
GRANTEE: GONSALVES FRANK III						
1496/1038	5/02/2007	WD	Q	I		200,000
GRANTOR: LYNCH KIMBERLY L & CH						
GRANTEE: ROBINSON KELLY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W29 PTO=[YR=2004] N14 W12 S14 E12 $ W12 S36
FGR=[YR=2004] S19 E20 N5 FOP=[YR=2004] E10 N5 W1 N2 W9 S7 $
N14 W20 $ E20 S7 E9 S2 E12 N45 $.

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	100	0	0	656.00	SF	5.20	5.20	100	2004	2004	3	86	2,934	

LAND DESCRIPTION

TOTAL OB/XF 2,934

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	000100	C	SFR	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