LOT 16
IN OR 1984/1759
ESMT PT OR 1164/35

SCHMITT ERIC K & KAREN M
96128 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

2023

27-2N-28-1840-0016-0000

NASSAU COUNTY PROPERTY

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BUILDING CHARACTERISTICS

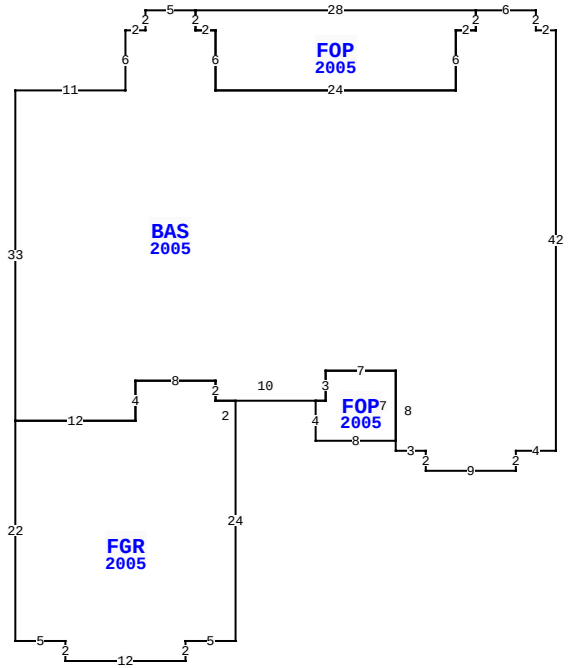
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,895	100	1,895	216,525
FGR	544	55	299	34,165
FOP	53	30	16	1,828
FOP	200	30	60	6,856
TOTALS	2,692		2,270	259,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,270	104.7620	124.40	282,388	2005	2005	0	0	0	8.15	91.85

1 SNGL FAM – 100% - 2016 Heated Area: 1895 HX Base Yr 2016



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

96128 LONG ISLAND PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,373
TOTAL MARKET OB/XF VALUE		7,430
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		341,803
SOH/AGL Deduction		149,199
ASSESSED VALUE		192,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,604
TOTAL JUST VALUE		341,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0408759	OTHER	0	12/01/2005
M09274	MECH OTHER	0	02/01/2005
E14225	ELEC OTHER	2,000	02/01/2005
B13946	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1984/1759	6/08/2015	WD	Q	I	01	211,000
GRANTOR: BATTISTA PAUL D & ANN						
GRANTEE: SCHMITT ERIC K & KA						
1492/0204	4/12/2007	WD	Q	I		229,900
GRANTOR: PONS FERMIN ANGEL						
GRANTEE: BATTISTA PAUL D & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W2 N2 W6 FOP=[YR=2005] W28 S2 E2 S6 E24 N6 E2 N2$ S2 W2 S6 W24 N6 W2 N2 W5 S2 W2 S6 W11 S33 FGR=[YR=2005] S22 E5 S2 E12 N2 E5 N24 W2 N2 W8 S4 W12$ E12 N4 E8 S2 E10 FOP=[YR=2005] S4 E8 N7 W7 S3 W1$ E1 N3 E7 S8 E3 S2 E9 N2 E4 N42$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,230.00	SF	4.00	4.00	100	2005	2005	3	87	4,280	

LAND DESCRIPTION

TOTAL OB/XF 7,430

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 07/11/2018 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS