

SULLIVAN DANNY C & PAULA D
96112 LONG ISLAND PLACE
FERNANDINA BEACH, FL 32034

27-2N-28-1840-0017-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories
Units
Occupancy1. 1. 100
 0 100
00 NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4057.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,331	100	2,331	269,403
FGR	420	55	231	26,698
FOP	114	30	34	3,930
FOP	197	30	59	6,819

TOTALS3,0622,655306,848

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,655106.3680126.31335,35320042004008.5091.50

1 SNGL FAM - 100% - 2005Heated Area: 2331HX Base Yr 2005

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE306,848

TOTAL MARKET OB/XF VALUE3,260

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE385,108

SOH/AGL Deduction208,869

ASSESSED VALUE176,239

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE126,239

TOTAL JUST VALUE385,108

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE306,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412491	NEW CONSTR	162,059	03/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1261/1578	9/28/2004	WD Q	I			219,200	

GRANTOR: WATSON HOME BUILDERS
GRANTEE: SULLIVAN DANNY C &
1213/07783/08/2004WDUV1941,000
GRANTOR: THE RESERVE AT NASSAU
GRANTEE: WATSON HOME BUILDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] W18 S3 E3 S5 E12 N5 E3 N3 \$
S3 W3 S5 W12 N5 W3 N3 W15 S45 FGR=[YR=2004] S21 E20
FOP=[YR=2004] S1 E26 N7 W10 N3 W5 S3 W11 S6 \$ N21 W20 \$ E20
S15 E11 N3 E5 S3 E10 N60 \$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LND UNITUNIT DTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000133CSFR LAKE100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE07/11/2018BYKWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS