LOT 19
IN OR 1363/374
ESMT PT OR 1164/35

WILSON STEPHEN M & SANDRA F
85354 ANGIE RD
YULEE, FL 32097

2023

27-2N-28-1840-0019-0000

BUILDING CHARACTERISTICS

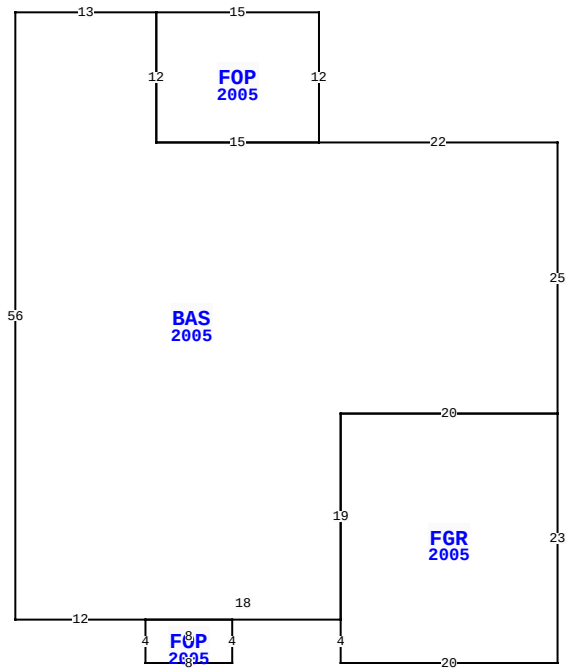
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,976	100	1,976	235,923
FGR	460	55	253	30,207
FOP	32	30	10	1,194
FOP	180	30	54	6,448
TOTALS	2,648		2,293	273,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	107.7020	127.90	293,275	2005	2008	0	0	0	6.65	93.35

1 SNGL FAM – 0% - 0 Heated Area: 1976 HX Base Yr



96066 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	273,772
TOTAL MARKET OB/XF VALUE	10,866
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	359,638
SOH/AGL Deduction	72,344
ASSESSED VALUE	287,294
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,294
TOTAL JUST VALUE	359,638
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R200025	REPAIR/RRF	7,000	01/01/2020
M10052	MECH OTHER	0	07/01/2005
P0509569	OTHER	0	06/01/2005
E0515117	ELEC OTHER	1,600	06/01/2005
R0507665	REPAIR/RRF	1,500	05/01/2005
B0515280	NEW CONSTR	212,540	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0374	10/31/2005	WD	Q	I		220,900
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: WILSON STEPHEN M &						
1270/0459	11/01/2004	WD	U	V	19	408,000
GRANTOR: THE RESERVE AT NASSAU						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] N12 W15 S12 E15 $ W15 N12 W13 S56 E12 FOP=[YR=2005] S4 E8 N4 W8 $ E18 FGR=[YR=2005] S4 E20 N23 W20 S19 $ N19 E20 N25 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	0	0	0	764.00	SF	5.20	5.20	100	2005	2005	3	87	3,456	
3	0462	ST/AL FNC	0	0	180	0	720.00	SF	10.00	10.00	100	2008	2008	3	56	4,032	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	76	228	

LAND DESCRIPTION

TOTAL OB/XF 10,866

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